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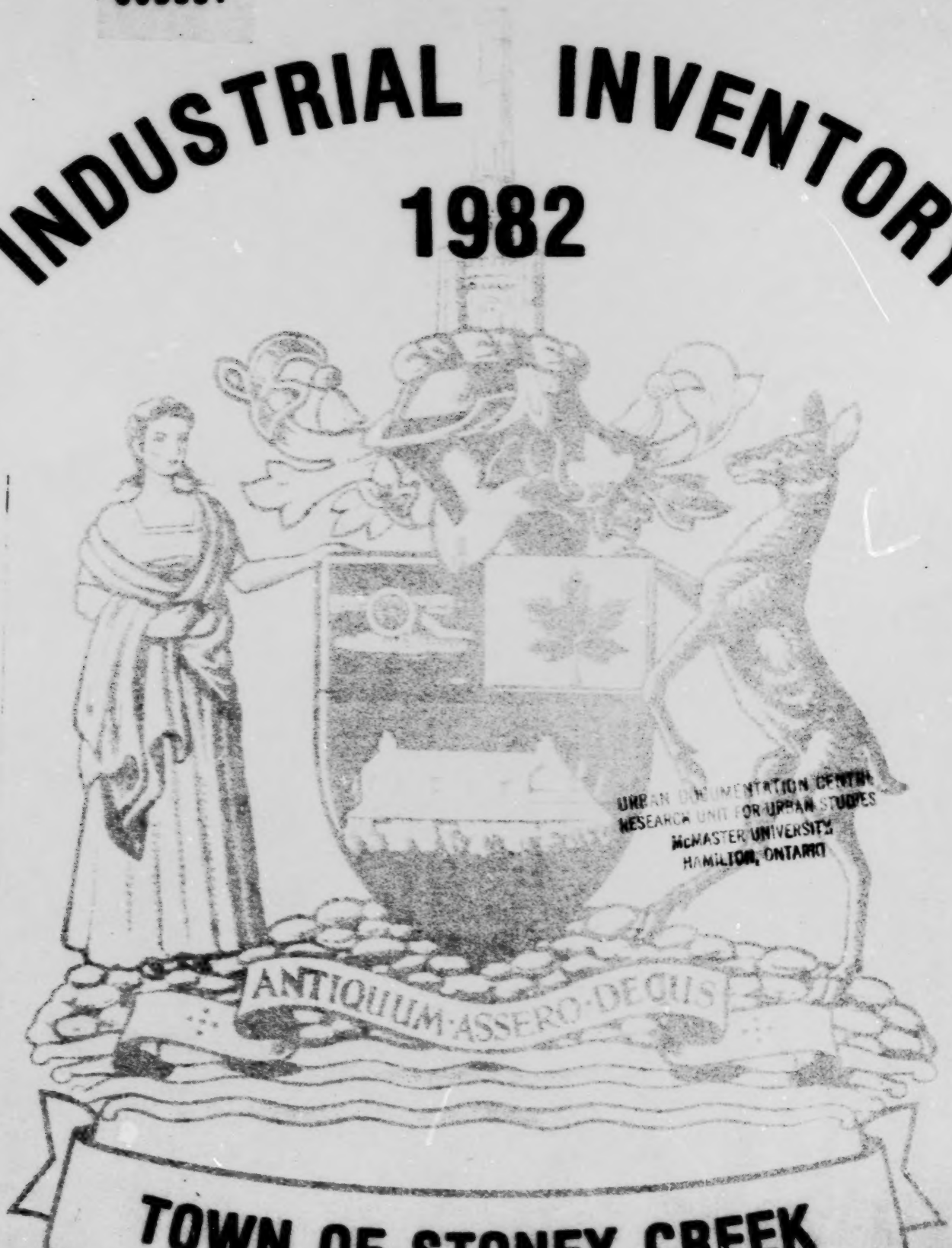
INDUSTRIAL INVENTORY 1982



URBAN DOCUMENTATION CENTRE
RESEARCH UNIT FOR URBAN STUDIES
McMASTER UNIVERSITY
HAMILTON, ONTARIO

TOWN OF STONEY CREEK

INDUSTRIAL INVENTORY

1982

URBAN DOCUMENTATION CENTRE
RESEARCH UNIT FOR URBAN STUDIES
McMASTER UNIVERSITY
HAMILTON, ONTARIO

Prepared by :

Town of Stoney Creek
Planning Department

June, 1982

005357

OFFICE OF THE MAYOR
Wm. L. SEARS, P. Eng.

The Town of Stoney Creek

777 Highway No. 8 • Fruitland, Ontario L0R 1L0 • Telephone 643-1261

Welcome to the Town of Stoney Creek, the fastest growing area in the Manufacturing Capital of Canada, the Hamilton-Wentworth Region. With our resources, attitude, facilities and security, we want you to "give us the business".

As you review this inventory, you will see the diverse nature of Stoney Creek industry; from such well known employers as Inglis Limited, E. D. Smith & Sons, Limited and Levi Strauss, Canada, right down to the individual entrepreneur. Browse through this inventory to see who your neighbours will be, and use it as proof of this Town's track record in attracting new business.

For your families, Stoney Creek offers a whole new lifestyle, designed to meet their needs from education and shopping, to recreation and culture. Acres of parks, including the famous Battlefield Park and Hamilton Gun Club, beach front lands with a major new marina on Lake Ontario; tennis courts and community centres; as well as educational facilities operated by Private, Public and Separate School Boards are here for you and your family to enjoy.

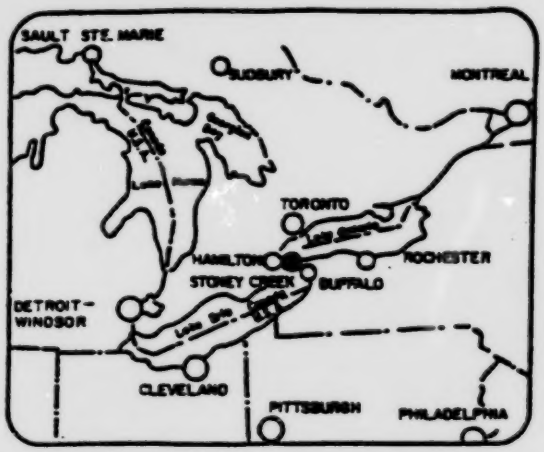
Let us show you more of what this great Town has to offer, and the business opportunities available to you. Our Municipal Staff can advise you of zoning regulations, building code requirements, engineering facilities, as well as provide you with any additional information. Working within a Regional System of Government, assistance is also available to you through the Region's well known Department of Economic Development. To find out more, visit us at the Town Offices, (Hwy. #8 and Jones Road) or call us at (416) 643-1261.

As Mayor of Stoney Creek and as a businessman in the Town, I extend an invitation to you to "give us the business".

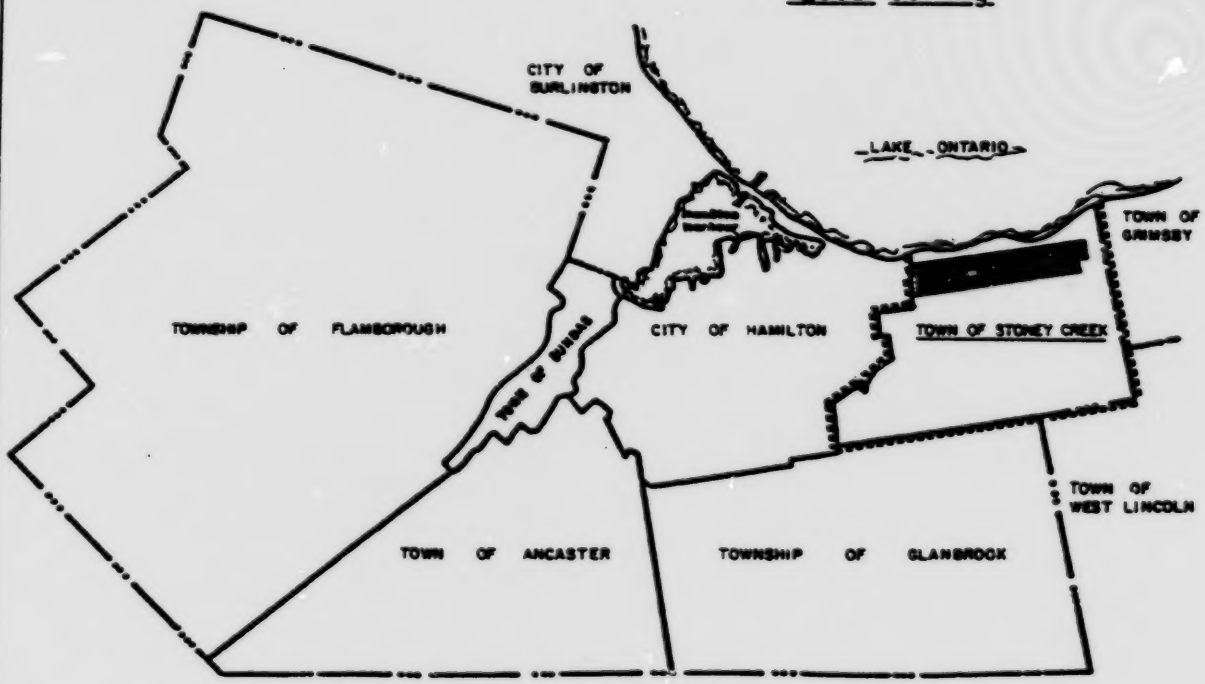
WILLIAM L. SEARS, P. Eng.,
MAYOR

GEOGRAPHICAL LOCATION OF THE TOWN OF STONEY CREEK

Regional Setting



Local Setting



Town of Stoney Creek Industrial Corridor

The Planning Department of the Corporation of the Town of Stoney Creek would like to thank all of those who assisted in any way with the information necessary for this document and the completion of same.

If we have inadvertently neglected to record your Company in the listing or not completed the proper information of your operation, please advise us in order that we may be aware of this oversight for future updating of the inventory.

TABLE OF CONTENTS

	Page
Summary of Findings and Recommendations	(i)
How to Use the Industrial Inventory	(iii)
Inventory of Existing Industries	(vi)
. General Index	(vii)
. Section I	1
. Section II	21
. Section III	33
. Section IV	45
. Section V	51
. Section VI	55
. Section VII	57
. Section VIII	59
. Section IX	61
. Section X	63
Analysis of Findings	68
. Existing Industrial Uses	69
. Industrial Malls	72
. Industrial Land Use Controls	72
. Generalized Land Use in the Industrial Corridor	73
. Employment	77
. Industrial Development Trends	81
. Market Considerations	81
. Monitoring Industrial Land	85
Appendix	87
. Appendix A: Zoning Categories	88
. Appendix B: Land Use Code	89
. Appendix C: Metric Conversion Chart	96
. Appendix D: Town of Stoney Creek Industrial Questionnaire	97
. Appendix D-1: Covering Letter	98
. Appendix E: Study Process Outline	99
. Appendix F: Population Chart	100
. Appendix G: Town of Stoney Creek Industrial Corridor - Municipal Services & Existing Industries	Map

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Table of Contents (continued)

Page

Tables

. Table No. 1: Industrial Floor Area 70
. Table No. 2: Generalized Land Use in the Industrial Corridor - 1982 75
. Table No. 3: 1982 Industrial Employees 78
. Table No. 4: Employment Density by Type of Industrial Activity 80
. Table No. 5: Town's Industrial Building Activity from 1977 to 1981 83

Figures

. Figure No. 1: Total Floor Space of Existing Industries 71
. Figure No. 2: Industrial Corridor - Generalized Land Use 1982 76
. Figure No. 3: Male and Female Employees by Type of Industry 79
, Figure No. 4: Existing Industries - Year Established 82

SUMMARY OF FINDINGS AND RECOMMENDATIONS

Summary

1. Some 340 properties in the Town have an existing industrial land use. These properties total 269 hectares (665 acres) within the Town's "Industrial Corridor" and 271 hectares (670 acres) outside of the "Industrial Corridor".

2. There is a total of approximately 400 existing industries in Stoney Creek being approximately 91% within the "Industrial Corridor" and 9% outside of the "Industrial Corridor".

3. Existing industries within the Town comprise a total floor area of approximately 521,102 square metres (5,609,279 square feet). The majority of the Town's industrial floor area is comprised of manufacturing industries, product assembly operations and sales and service industries.

4. Of the total existing industrial floor area within the Town, 88% is in the "Industrial Corridor" and 12% is in the area outside of the "Industrial Corridor". Furthermore, Sections I, II and III of the "Industrial Corridor" (the area extending from the Town's limits with the City of Hamilton to DeWitt Road) comprise 73% of the Town's total industrial floor area.

5. There are 15 Industrial Malls within the "Industrial Corridor" comprising a total floor area of approximately 60,710 square metres (653,498 square feet) and a total number of 1,186 employees.

6. The Town's Official Plan designated approximately 720 hectares (1800 acres) for industrial purposes which are to be provided with full municipal services. Of this total area, approximately 37% is already developed for industrial uses and 63% remains vacant or is occupied by non-industrial uses. The Town's Official Plan also designates 31 hectares (77 acres) for Rural Industrial Uses, which area is already developed for dry industrial operations.

7. There is a total area zoned for industrial purposes within the Town of approximately 658 hectares (1626 acres). Of the total, approximately 454 hectares (1122 acres) are within the "Industrial Corridor" and 204 hectares (504 acres) are outside of the "Industrial Corridor".

Summary (cont'd)

8. Of the total area zoned for industrial purposes within the "Industrial Corridor", 263 hectares (650 acres) are developed for industrial uses and 191 hectares (472 acres) consist of vacant lands or lands where non-industrial uses have been identified.

9. Existing development in the "Industrial Corridor" shows an eastward progression. Industrial Section II, bounded by Green Road and Millen Avenue, is the only Section that has nearly reached full development capacity.

10. There is a total of 8,447 employees related to industrial activites in the Town. This total number of employees consists of 6,384 (77%) males and 2,063 (23%) females. The "Industrial Corridor" concentrates 88% of the total number of employees within the Town.

11. The Town's past industrial development trend indicates that during the period 1977 to 1981, the construction of new buildings added a total of 122,958 square metres (1.3 million square feet) in floor space area. The estimated cost of this construction during the five year period was $20 million per year.

12. The Town's past industrial development trend also indicates an average of 9 hectares (22 acres) of land absorption for industrial uses per year.

Recommendations

Based on the findings and conclusions of this Study, it is recommended that:

1) The Town establish an ongoing market monitoring system by means of the preparation of an annual industrial development update report.

2) The findings of this report be utilized for the basis of both Official Plan policies and designations to be considered in the preparation of the new Official Plan.

3) This report be utilized as a basis for Staff investigation of further rural industrial land designations in the Town at selected locations.

4) The Town of Stoney Creek adopt as a minimum, the Region's target of 10 hectares (25 acres) per year of land to be developed for industrial purposes.

HOW TO USE THE INDUSTRIAL INVENTORY

The Industrial Inventory includes approximately 400 companies that have selected Stoney Creek as the appropriate location to conduct their business. Most of the industries included in this Inventory are located within the Town's "Industrial Corridor".

The "Industrial Corridor" referred-to comprises the area designated Industrial by the Town's Official Plan, approximately 720 hectares (1800 acres). For easy reference, the "Industrial Corridor" has been divided into nine sections, each comprising approximately 80 hectares (200 acres) and bounded by major roads. In addition, a tenth section includes all of the industries within the Town that are located outside the "Industrial Corridor".

The Industrial Inventory provides an alphabetical index of all industries in the Inventory by name of company. The industries are also listed alphabetically by street address in each Industrial Section. The following information is provided for each specific industry:

- PROPERTY ADDRESS: the municipal street address of the industry.
- NAME OF BUSINESS: the name of the industry that is located at the property address.
- CONTACT NAME: the name of the owner, manager, foreman, secretary or any other person who would be able to provide information about the industry and its operation.
- PHONE NUMBER: the telephone number at which the contact person can be reached.
- NUMBER OF EMPLOYEES MALE/FEMALE/TOTAL: the number of male, female and total employees who are presently employed at the industry. This total indicates annual average figures where the labour force fluctuates and does not include seasonal or part-time workers.

- PRODUCT NAME/SERVICES: the main product and/or services that the industry provides from its location in the Town of Stoney Creek.

- YEAR ESTABLISHED: the year that the industry established at the listed property in the Town of Stoney Creek.

- ZONING CATEGORY: the zoning category which has been assigned to the property. The zoning category provides land use and associated regulations of the appropriate Zoning By-law. (See Appendix A for information on zoning categories.)

- LAND USE CODE: refers to the type of Land Use activity taking place on the property, e.g. metal fabricating, goods processing, equipment sales and servicing, warehousing, etc. (See Appendix B for "Land Use Code Definitions".)

- BUILDING AREA: the approximate floor area, in square metres, of all buildings on the property that are used for industrial or related purposes. (See Appendix C, "Metric Conversion Chart".)

- PROPERTY AREA: the total property area in hectares that is assessed to the owner of the property by the Regional Assessment Office and includes both the developed and undeveloped portions of the property. (See Appendix C, "Metric Conversion Chart".)

- EMPLOYMENT DENSITY: the total number of employees per hectare. The area used is the total property area and includes both the developed and undeveloped portions of the property. (See Appendix C, "Metric Conversion Chart".)

- INDUSTRIAL MALL: the Inventory also identifies "Industrial Malls" and industries within such malls. For the purpose of this Inventory, Industrial Mall means a single or group of industrial buildings, located on a single property, containing five or more industries, on a rental or condominium basis. The Industrial Malls are listed alphabetically by street address at the end of each Industrial Section.

- NUMBER OF UNITS: this term is used in the description of the industrial malls. The number indicates the potential number of units that can be accomodated within the mall. The number of industries listed under the industrial malls may not total the number of potential units indicated in the description in that some industries may take up two or more units, and other units may be vacant.

- SYMBOLS: The following are symbols utilized within the Inventory to relate information for two or more industries located upon the same property:

  * the industry indicated is located on the same property as the previous industry and the property area for this industry is shown under the first industry.

  ** the employment density for the industry is calculated using the total employment for all the industries on the same property, and the employment density is shown under the first industry listed on that property.

This Inventory also includes a Map showing the location of existing industries and the extent of municipal services in the "Industrial Corridor", i.e., sewers, water, electricity, natural gas and roads. (See Appendix F, "Municipal Services and Existing Industries Map".)

This Inventory also includes an analysis of main findings and an Appendix containing background information.

INVENTORY OF EXISTING INDUSTRIES

GENERAL INDEX

Name of Business	Page Nº
A	
A & B Auto Service	22
ACWIL Insulations Ltd.	23
A & M Machine Shop	49
AMCO Sewers & Concrete Ltd.	4
ARCO Iron & Fence Ltd.	35
A.W.L. Steego Inc.	7
AZ Sandblasting & Ind. Coating	24
Advance Welding & Man.	34
A-Fab, Div. of Adams & Laing	27
Alcan Building Products	42
All-Type Containers Ltd.	36
All-Type Metal Stamping Ltd.	23
Al's Auto Body & Paint Shop	64
Aluglass Ltd.	44
Argos-Lange Corp.	25
Arlington Crane Service	5
Armbro Material & Const. Ltd.	67
Arvin Air Systems	32
Auburn Equipment Contractors	14
Aurel-William Associates Ltd.	24
Austin, W., Poultry Equipment	39
Automotive Parts & Performance	29
Automotive Tech. Services Ltd.	48
B	
B.B.F. Machine Shop	37
BDC Courier Ltd.	6
B & G Express	15
Barlow Tool & Machine Ltd.	3
Bartek Chemical Co. Ltd.	44
Bartlett-Venton Construction Ltd.	34
Barton Metal Works Ltd.	52
Bartram, H.S.,(Office)	35
Bartram, H.S.	52
Battlefield Equipment Rentals Ltd.	39
Battlefield Press Ltd.	25
Bay City Crane Rentals Ltd.	35
Beckett Packing Ltd.	26
Bell Communications Systems Inc.	43
Bellewood Construction	4
Bennett Signs Ltd.	3
Bergs Fuel	24
Bilingual Productions Ltd.	19
Bio Tec	10
Black & McDonald Ltd.	19
Border Brokers Inc.	16
Brabant Newspaper Ltd.	67
Bravo Cement Contracting Ltd.	27
Britannia Tile & Terrazzo Ltd.	27
Brown, Malcolm, Interiors Ltd.	24
Burns Lawn & Leisure	29
C	
CFI Computer Forms Inc.	15
C.P. Transport Co. Ltd.	17
Canada Post Corp.	12
Canadian Art Mart	11
Canadian Curtis Refrigeration Ltd.	36
Canadian Ferro Hot Metal Spec.	23
Canadian Fine Color Co. Ltd.	43
Canadian Freightways Eastern Ltd.	16
Canadian Linen Supply Co. Ltd.	4
Canadian Panels Ltd.	26
Canal Electric	6
Cantelco Communications Inc.	40
Carpenter Die Casting Co. Ltd.	47
Case, J.I., Canada Inc.	35
Celebrity Carpet	3
Centro Italiano Furniture	28
Chelsea House	13
Childs Truck Bodies Ltd.	23
Chipman Chemicals Ltd.	56
Cillis Printery	64
Clough, John, & Sons Ltd.	66
Collins Graphics Ltd.	15
Coinamatic Canada Inc.	20
Colortron Photo Service (Office)	3
Colortron Photo Service Ltd.	35
Colven Distributers Ltd.	19
Consumer Millwork Co. Ltd., The	24
Continental Distribution Group	38
Cordial Catering	56
Cosmos Pattern Co. Ltd.	27
Cotterell, A., Enterprises Ltd.	30
Cowell & Guild Custom Concrete	8
Crane Packing	5
Creative Leasing Inc.	56
Cross Town Mobile Wash	34
Crothers Limited	38
Crown Pump Industrial	14
Cue Construction Ltd.	48
Custom Iron and Machinery	52

Name of Business	Page Nº

D

D.C. Chrome	46
D.D. Custom Steel Products Ltd.	37
Da-Lee Excavating Ltd.	53
Daly Patterns & Mold Works Ltd.	44
Davey Lumber & Building Supply	67
Daybreak Outdoor Furniture	30
Decor Precast Co. Ltd.	52
Delmar Contracting Ltd. (Office)	52
Delmar Contracting Ltd.	67
Dempsters Bread	37
Department of National Revenue	17
Diana Doll's Wear	3
Dick, John, & Sons Ltd.	19
Direct System	16
Dixon Canada	9
Doctor Transmission	14
Dofasco	56
Domglas Inc.	37
Dominion Auto Supply & Wrecking Co.	53
Dominion Consolidated Truck Lines	16
Don's Portable Sanitary Toilets	46
Dorr Brothers Ltd.	65
Drago Petrina Electrical Contractor	4
Dufferin Refrigeration & Air Cond.	5
Dynamic Circuits Corp. Ltd.	6
Dynamic Steel Fabricators Ltd.	48

E

E.N. Tool & Supply Ltd.	25
E.P. Instrumentation Inc.	24
EPRO Machine Ltd.	3
E & V Precision Grinding	25
Eastern Sandblasting & Painting	4
Eden Watts Corporation	14
Electrolux Canada	12
Encyclopedia Brittanica Public.	43
Exanno Products Ltd.	27

F

Fabris Industrial Manufacturing	62
Fairfield Glass Industries Ltd.	23
Falcon Fabricators Ltd.	36
Ferrell Builders Supplies Ltd.	65
Fiber Laminations Ltd.	24
Fisher & Son Ltd.	34
Fleet Tire Service	2
Flo Components Ltd.	50
Forcro Ltd.	52
Ford-Smith Machine Co. Ltd.	52
Fortress Publications Inc.	11
Foster, L.B., Canada Ltd.	49
Frantastic Ceramics	26
Fruitland Tool & Manufacturing	35

G

G. F. Machine Shop	25
Garden City Oxygen Ltd.	46
General Flooring Ltd.	29
General Woodworking	64
Gilbert Plumbing & Heating Ltd.	50
Glove Reconditioners	4
Goodhost Foods Ltd.	44
Greco Bros. Manufacturing Co. Ltd.	7
Green Mountain Motors	64
Grief Containers Inc. (Office)	36
Grief Containers Inc.	52
Grimsby Custom Tool Ltd.	24
Group at Cox, The (Office)	23
Group at Cox	43
Gudgeon Cabinets	25

H

H.A.S. Building Supply Ltd.	7
H & F Precision Machinery	13
Hamilton Arts & Crafts	14
Hamilton Automart Ltd.	26
Hamilton Builders' Supply Ltd.	60
Hamilton Plastic Fabricators Ltd.	25
Hamilton Steeplejacks Ltd.	53
Harper Detroit Diesel	7
Harris Steel Group Inc.	22
Harveys Industrial Tires Ltd.	5
Hayes-Dana Inc.	65
Head & Block Specialty	39
Highland Packers Ltd.	65
Hi-Lift Ltd.	22
Hill-Cook Industries	36
Hoffer Mechanical	4
Hopmac Inc./Survex Canada	9

Name of Business	Page Nº
I	
IRD Mechanalysis Ltd.	26
ITT Grinnell	37
Idlewood Trucking Co. Ltd.	53
Industrial Installations Ltd.	34
Industrial Tooling & Machining	58
Industrial Truck & Turbo Incorp.	26
Inglis Ltd. (Office)	26
Inglis Ltd.	27
Inland Refractories Canada Ltd.	15
Inter City Tire Sales	4
Inter-City Truck Lines Canada Inc.	17
Intermediate Terminals Warehouses	16
International Import Custom Brokers	18
J	
J.B. Systems Ltd.	36
J.& J. Automotive	3
J.& J. Cores	27
J.S. Rentals	53
Johnson's Book Service	11
Jones, Charles, Industrial Ltd.	2
Julian Roofing Ontario Ltd.	6
K	
K.B.T. Holding Inc. "Trojan"	66
K.S.R. Machinist	35
Kan-Roll Shutters Ltd.	53
Kenscott Ltd.	5
King Glass Ltd.	14
Kingsway Transport Ltd.	17
Klockner-Moeller Ltd.	19
Korver Machine Shop Ltd.	14
Kot Tool & Die	28
Kubes Steel Fabricating Ltd.	53
L	
Laidlaw Transport Ltd.	17
Larry's Truck Service Ltd.	28
Lauries Welding Ltd.	2
Leaside Equipment Inc.	65
Levi Strauss, Canada	46
Levitt Safety Ltd.	49
Lincolnaire Heating & Air Cond.	27
Livingston Distribution Centres Inc.	23
Lonschek Transport Ltd.	36
Loomis Courier Service Ltd.	42
Loopco Canada Ltd.	3
Lytle Specialties Ltd.	43
M	
M & B Mould and Die	5
M.C.C. Powers	43
M.C.L. Machine	22
M.E.F. Machine & Tool Ltd.	22
M.M. Products	34
M.M. Products, Phase II	28
Mac & Mac Distribution Ltd.	49
Mack Canada Ltd.	3
Maislin Transport	16
Maple Leaf Industrial Sales Ltd.	66
Mark's Diesel Service	46
Marsh Paving Ltd.	2
Matterhorn Construction	54
McBee Company, The	35
McCabe Bros. Steel Inc.	37
McKerlie-Millen (Ontario) Ltd.	7
McKinlay Transport Ltd.	16
McMillan Roofing Ltd.	48
Meadows, Thomas, & Co. Canada Ltd.	18
Meldor Equipment Ltd.	40
Michaud, P., Roofing	6
Mike's Auto Parts	66
Mini Maid Service	11
Ministry of Transportation & Comm. District Garage	62
Ministry of Transportation & Comm. Sign Shop	7
Mio Distributor	31
Mohawk College - Hamilton Industrial Training Centre	25
Montgomery Elevator Co. Ltd.	49
Morris, T.J., & Son Printing Co.	35
Motivation Industrial Equipment	20
Munck Canada Ltd. (Office)	44
Munck Canada Ltd.	42

Name of Business	Page Nº
N	
National Machining & Roll Forming	62
National Waterbed & Co.	10
Negus Precision Ltd.	41
Nella Cutlery Service Ltd.	26
Nelson Steel Co. Ltd.	2
Neo Industries	47
Newman Steel Ltd.	7
Norglass Fibreglass	39
Nyderdown Canada Ltd.	10
O	
O'Brien Installations Ltd.	4
One to One Mobile Communications	9
Original Artworks	11
Overland Express (Office)	47
Overland Express	17
P	
P.P.G. Industries	15
Pamaco Rebuilders Ltd.	20
Parkdale Auto Parts	66
Parsons Aerocessories Ltd.	11
Partners Machine Shop Ltd., The	10
Peace Bridge Brokerage Ltd.	18
Pensteel Industries Ltd.	64
Pipeline Exhaust Warehouse, D.G.& G.	15
Pliotron Corp of Canada Ltd.	2
Pnue-Hyd Industries Ltd.	22
Pontefract Controls Ltd.	43
Precision Auto Service & Supplies	32
Precision Wood Heat System	43
Prestige Building Products	30
Prieur, T.L., Ltd.	9
Printing House, The	11
Proctor & Gamble Ltd.	23
Pro Insul Ltd.	13
Promark Printing Inc.	19
Promold	49
Purity Zinc Metals Co. Ltd.	22
R	
R.B.P. (Canada) Ltd.	31
R.& S. Technical Services Ltd.	40
Rapid Industrial Textile Ltd.	19
Red Star Express Lines of Ontario	17
Regional Die Casting Ltd.	52
Regional Welding Service Inc.	27
Reid, J.B., Ind. Sales Ltd.	15
Repro Plastics	44
Rice & Sons Monuments	65
Robinson, G.W., Company Ltd.	47
Robinson, Edward G., Ltd.	66
Roma Bakery	3
Romance Beauty Supplies	13
Ronsom Industrial Inc.	6
Ronsom Manufacturing Inc.	6
Ronsom Systems	6
Ruhl, H., Machinery Co. Ltd.	20
Ryder, James A., Mfg.	2
Ryder Truck Rental	5
Rymal Manufacturing Ltd.	48
S	
Saltfleet Construction Ltd.	6
Saltfleet Machining Ltd. (Office)	5
Saltfleet Machining Ltd.	65
Saltfleet Wood Products	65
Sam's Tire Service	28
Samson Graphics	15
Samuel, Son & Co. Ltd.	38
Sears, William L., and Associates	37
Secord Manufacturing	7
Shur-hold Welding & Fabricating Ltd.	65
Signex Inc.	2
Simplex Int'l Time Equipment Co. Ltd.	39
Skids Trucking Ltd.	56
Skyway Steel Ltd.	62
Slick Chick Transport	23
Smith, E.D., & Sons Ltd. (Office)	65
Smith, E.D., & Sons Ltd.	53
Solar Erectors Inc.	56
Standard Engines	28
Standard Slag Cement Co.	56
Star Ornamental Co. Ltd.	46
Star Tool & Die Inc.	10
State Electric Co. Ltd., The	22
Stationers Warehousing Ltd.	46
Stel-Tek Ltd.	9
Stoney Creek Dairies Ltd.	66
Stoney Creek Elastics	37

Name of Business	Page Nº
Stoney Creek Mechanical	37
Stoney Creek Spring Service Ltd.	37
Stoney Creek Wood Specialist	31
Stuart, John, Power Brake Co. Ltd.	30
Swanwick, Jim, Electric Ltd.	48
Systems 5 Fabricating Ltd.	44

T

TRW Canada Ltd.	34
TRW Data Systems, Customer Service	32
T.W. Developments Ltd.	48
Taalman Engineering Products Ltd.	66
Taggart, Frank, & Sons Inc.	66
Taggart Heating Inc.	30
Taro Aggregrates	64
Taylor Steel Inc.	34
Taylor Truck Repairs	34
Tech-Wiser Design & Manufacturing	42
Tektron Equipment Corp.	14
Thames Valley Beverages	40
Tilex - Div. of John Peresutti Tile	13
Toronto & Hamilton Auto Electric	42
Toto's Auto Service & Performance	64
Town of Stoney Creek Works Yard	53
Trauttmansdorff Property	29
Trend Setter Sales	56
Triten Corp. Canada Ltd.	46
Triumph Tool Ltd.	14
Trow Ltd.	42
True Temper Canada	5
Tubefit Ltd.	49
Tube-Mac Installations Ltd.	40
Tuftrack Manufacturing Ltd.	9
Turkstra Lumber Co. Ltd.	26

U

Unit Rebuild	36
Universal Welding	67

V

Vacumax	40
Van Noort, M., & Sons Bulb Co.	62
Van Rijn Enterprises Ltd.	40
Vartanian Rugs Ltd.	26
Viau, Jack E., Welding Service	46
Vickers-Warnick Ltd.	46
Vimod Rubber Co.	5
Vinemount Auto Wreckers Ltd.	66
Volcano Inc.	40

W

Wabco Ltd.	38
Wajax Industries	42
Weight Watchers	13
Weldwire International Inc.	36
Welsh Industrial Mfg.	22
Wentworth Industries	2
Westinghouse Canada Inc.	17
Westpile Inc.	56
Whakatene Holding Ltd.	43
Williams & Wilson Ltd.	14
Willson, Wm. F., Brokerage Ltd.	17
Wilson Fiberfil Canada (Dart Canada)	2
Winona Auto Service	64
Winona Equipment Sales & Service Ltd.	67
Winona Tool & Manufacturing Ltd.	7
Wyant & Company Ltd.	13

X

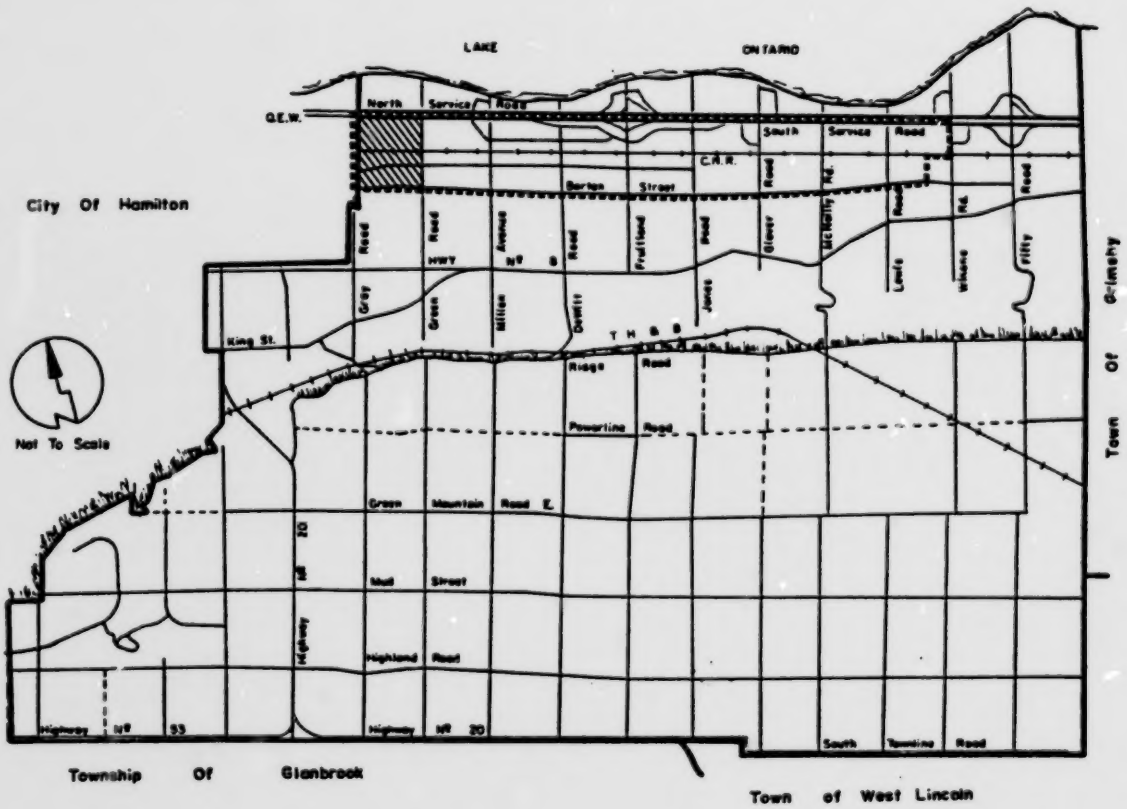
XL Filter Ltd.	9

Y

Yacura, Gene, Woodworking	60
Yale Industrial Trucks Ontario Ltd.	28

TOWN OF STONEY CREEK
INDUSTRIAL INVENTORY

SECTION I



..... Industrial Corridor

Section I (Area South Of Q.E.W., West Of Green Road North Of Barton Street, East Of The Western Town Limits.)

• PROPERTY ADDRESS • NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	• NO. OF EMPLOYEES MALE/FEMALE/TOTAL • PRODUCT / SERVICE	• YEAR ESTABLISHED • ZONING CATEGORY • LAND USE CODE	• BUILDING AREA (m^2) • PROPERTY AREA (ha.) • EMPLOYMENT DENSITY
196 Arvin Avenue Signex Inc. Peter Saeglitz 662-6695	M-1, F-0, T-1 Sign Distributor	1972 M1 66	111.48 0.48 19
198 Arvin Avenue Fleet Tire Service James Ayotte 662-8230	M-5, F-1, T-6 Tire Sales & Service	1977 M1 66	290.31 * **
199 Arvin Avenue Nelson Steel Co. Ltd. W. D. Becker 662-1404	M-63, F-3, T-66 Steel Coil Processing	1973 M3 43	7432.00 3.44 21
200 Arvin Avenue Laurie's Welding Ltd. Mike Taylor 561-5770	M-6, F-1, T-7 Industrial Maintenance, Steel Fabrication	1972 M1 64	743.20 Part of 196 Arvin Ave.
222 Arvin Avenue Marsh Paving Ltd. Mr. Thompson 662-2822 or 662-4214	M-7, F-1, T-8 Paving, General Contractors	1976 M2 43	185.80 0.24 33
224 Arvin Avenue Wentworth Industries Limited Ko Kadonaga 662-8911	M-11, F-1, T-12 Custom Steel Fabricating	1975 M2 43	743.20 0.64 19
230 Arvin Avenue Pliotron Corporation of Canada Limited J. Clarke 662-1600	M-11, F-4, T-15 Structural Columns, Service Contracts (Steel Industries), Air Filters	1973 M2 43	1393.50 0.59 25
233 Arvin Avenue Wilson Fiberfill Canada, Division of Dart Canada Derrick Wainwright 662-1866	M-27, F-3, T-30 Reinforced Thermoplastics & Colour Concentrates	1970 M3 43	2526.88 1.68 18
234 Arvin Avenue James A. Ryder Mfg. Tony Baptist 662-1701	M-30, F-20, T-50 Light Sheet Metal Work (Chimneys, Venting Prod.)	1973 M2 43	2415.40 0.67 75
237 Arvin Avenue Charles Jones Industrial Ltd. Charles Jones 561-5892	M-40, F-10, T-50 Distributors of Industrial & Contractors' Supplies	1975 M3 66	1393.50 0.61 82

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238 Arvin Avenue Barlow Tool & Machine Limited Bruce or Bill Barlow 561-2440	M-30, F-3, T-33 Metal working	1973 M2 43	1718.65 0.91 36
241 Arvin Avenue Loopco Canada Ltd. James F. Barr 561-9711	M-17, F-3, T-20 Metal Fabricating Machine Shop, Machine Building	1970 M3 43	2229.60 1.01 20
246 Arvin Avenue Epro Machine Ltd. David Snowden 662-5557	M-34, F-1, T-35 Custom Machine Shop	1980 M2 43	696.75 0.53 66
161 Barton Street Colortron Photo Service Ltd. N. W. Wells 560-2222	M-29, F-102, T-131 Photofinishing, Developing & Printing Customers' Photographic Film	1975 M2 76	1300.60 0.41 320
185 Barton Street Mack Canada Inc. R. Reinke 561-6961	M-31, F-5, T-36 New & Used Truck Sales (Heavy Duty)	1974 M2 61	2415.40 1.82 20
195 Barton Street Celebrity Carpet Mel Blackburn 662-8770	M-4, F-2, T-6 Carpet & Flooring Contractor	1978 M1 61	836.10 0.40 15
197 Barton Street Diana Doll's Wear Mary Malinowski 662-4281	M-0, F-20, T-20 Manufacturing of Doll's Clothes and Doll's Bedding	1979 M1 62	696.75 0.19 105
233 Barton Street Roma Bakery P. A. DiFilippo 547-3157	M-14, F-11, T-25 Bread & Rolls, Pizzas, Pastries	1976 M2 63	557.40 0.61 41
35 Community Avenue Bennett Signs Limited Susan Smalley 662-8532	M-4, F-1, T-5 Sign Printing, Truck Lettering, Silk Screening	1980 M1 66	130.06 0.08 63
44 Community Avenue J. & J. Automotive Jim Wildgoose 561-0746	M-4, F-1, T-5 General Automotive & Truck Repair Service	1978 M1 64	325.15 0.13 38

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46 Community Avenue Eastern Sandblasting & Painting Ltd. J. Scott 664-2515	M-2, F-2, T-4 Sandblasting & Painting	1982 M1 64	325.15 0.11 36
14 Garden Avenue O'Brien Installations Limited H. O'Brien 662-4979	M-34, F-4, T-38 Sales, Service, Installation of Industrial Doors, Dock Equipment, Cranes, Monorails, Conveyors & Jib Cranes	1970 M1 66	929.00 0.91 42
20 Garden Avenue Amco Sewers & Concrete Ltd. Nick Arcari 634-6111	M-8, F-0, T-8 Sewer & Watermain Installation, Concrete Floors, Excavation	1980 M1 66	111.48 0.16 50
26 Garden Avenue Bellewood Construction Nick Noce 561-3226	M-5, F-1, T-6 Carpenters, Sub-Contractors (Office)	1981 M1 71	476.86 0.12 117
26 Garden Avenue Drago Petrina Electrical Contractor Ltd. Drago Petrina 560-2454	M-7, F-1, T-8 Electrical Warehouse	1981 M1 53	476.86 * **
350 Gray Road Canadian Linen Supply Co. Ltd. M. W. McDougall 560-2411	M-18, F-47, T-65 Laundry Service, Rent Uniforms	1976 M2 67	2396.82 0.68 129
350 Gray Road Glove Reconditioners Jack Ferguson 560-3811	M-7, F-16, T-23 Reconditioning & Cleaning of Industrial Gloves, Coveralls, etc.	1975 M2 64	1393.50 * **
380 Gray Road Inter City Tire Sales Mr. M. Dicenzo 560-9772	M-13, F-1, T-14 Tire Retreading & Retail Tire Sales	1981 M3 64	1347.05 1.42 10
460 Gray Road Hoffer Mechanical Frank Hoffer 561-6660	M-20, F-2, T-22 Mechanical Contracting, Construction	1979 M1 43	743.2 0.40 80

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460 Gray Road Arlington Crane Service Ltd. Ronald Foran 547-6720	M-8, F-2, T-10 Crane Rental	1980 M1 67	371.60 * **
470 Gray Road Saltfleet Machining Ltd. M. J. Hamilton 560-7901	M-13, F-2, T-15 All types of Machine Work, Flame hardening and gear and sprocket cutting	1978 M1 43	603.85 0.35 77
470 Gray Road Kenscott Limited R. L. Scott 561-5114	M-10, F-2, T-12 Distributor/Wholesale Bearings and mechanical Electric Power Transmission Equipment	1974 M1 69	371.60 * **
480 Gray Road Harvey's Industrial Tires Ltd. Harvey Livingstone 560-3020	M-3, F-1, T-4 Fork Lift Truck, Sales and Service	1978 M1 66	265.32 0.35 71
480 Gray Road M & B Mould & Die Malcolm Bradshaw 561-9661	M-16, F-0, T-16 Footwear Mould Making	1981 M1 43	570.03 * **
480 Gray Road Ryder Truck Rental E. Galeckas 560-4771	M-1, F-0, T-1 Truck Rental, Tractors	1977 M1 67	390.18 * **
480 Gray Road Dufferin Refrigeration & Air Conditioning Co. Roy Wilson 528-0257	M-3, F-1, T-4 Air conditioning and refrigeration repairs	1982 M1 64	287.99 * **
375 Green Road True Temper Canada Ron McGinley 662-8351	M-17, F-11, T-28 Manufacturing of Lawn, Garden & Snow Tools	1966 M3 43	7547.96 3.08 9
423 Green Road Crane Packing Mr. Hewton 662-6191	M-122, F-0, T-122 Machining of metal and plastics into sealing devices, metal fabricating	1973 M2 43	5109.50 4.59 27
5 Pinelands Avenue Vimod Rubber Co. Mr. A. Wakani 662-6191	M-14, F-1, T-15 Extrusion of Plastic & Rubber Compounds	1980 M1 43	1672.20 0.88 17

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HAMILTON, ONTARIO

PROPERTY ADDRESS NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	NO. OF EMPLOYEES MALE/FEMALE/TOTAL PRODUCT / SERVICE	YEAR ESTABLISHED ZONING CATEGORY LAND USE CODE	BUILDING AREA (m^2) PROPERTY AREA (ha.) EMPLOYMENT DENSITY
7 Pinelands Avenue P. Michaud Roofing Ltd. P. Michaud 662-6078	M-12, F-2, T-14 Roofing, Siding and Eavestroughing	1976 M1 49	535.10 0.35 40
9 Pinelands Avenue BDC Courier Ltd. B. Young 561-2793	M-23, F-5, T-28 Courier Service, Parcel Pick-up and Delivery	1970 M1 73	278.70 0.36 192
9 Pinelands Avenue Dynamic Circuits Corporation Limited Fred Stocker 662-2331	M-21, F-20, T-41 Manufacturer of Printed Circuit Boards	1974 M1 44	1486.40 * **
10 Pinelands Avenue Saltfleet Construction Limited A. D. Van Troost 561-9220	M-20, F-2, T-22 General Construction of Schools, Plazas, Apartments, Etc.	1972 M1 49	562.51 0.81 27
10 Pinelands Avenue Julian Roofing Ontario Ltd. W. Krug 662-4471	M-22, F-1, T-23 Re-roofing, Roofing	1979 M1 49	418.05 0.40 58
232 South Service Road Ronsom Systems Mr. Thomas 560-7991	M-1, F-0, T-1 Office for Electrical Company	1982 M2 71	9.29 3.86 51
232 South Service Road Ronsom Manufacturing Inc. Chris Klain 560-7991	M-4, F-0, T-4 Manufacture Rolling Steel Doors	1982 M2 66	3352.80 * **
232 South Service Road Ronsom Industrial Inc. Chris Klain 662-5921	M-22, F-2, T-24 Fabricator and Installs Overhead Door and Cranes	1978 M2 66	1012.61 * **
240 South Service Road Canal Electric D. R. Allen 662-1993	M-40, F-5, T-45 Electrical, Mechanical Millwrighting Contractor	1977 M2 49	1003.32 * **

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254 South Service Road MTC Sign Shop Mr. McLaughlin 664-5333	M-21, F-0, T-21 Sign Shop and Sign Storage	1972 M2 66	1124.09 0.45 47
256 South Service Road Harper Detroit Diesel Mr. Tong 561-9721	M-28, F-2, T-30 Distributors for Detroit Diesel and Repairs	1975 M2 66	2322.50 0.52 58
270 South Service Road A.W.L. Steego Inc. Mr. K. Sedgwick 662-2622	M-17, F-17, T-34 Buy, Sell Automotive Parts, Supplies and Repairs	1977 M2 64	2248.18 0.47 79
270 South Service Road McKerlie-Millen (Ontario) Inc. Jim Williams 662-3322	M-3, F-0, T-3 Sales Auto Parts	1975 M2 61	74.32 * **
12 Teal Avenue Newman Steel Ltd. J. Witts 561-7811	M-110, F-12, T-122 Manufacture and Process Steel related products	1965 M3 43	3251.50 2.89 42
15 Teal Avenue H.A.S. Building Supplies Ltd. H. Shichowy 561-9383	M-3, F-1, T-4 Sell Windows & Doors	1970 M1 62	1393.50 0.32 13
20 Teal Avenue Secord Manufacturing Division of Fisher & Ludlow Inc. A. Lepkin 560-3611	M-147, F-16, T-163 Overhead Travelling Cranes & Industrial Doors	1976 M2 66	13470.50 Part of 232 South Service Rd.
21 Teal Avenue Greco Bros. Manufacturing Co. Ltd. Arnaldo Greco 560-0661	M-15, F-2, T-17 Metal Fabricating - industrial bins, boilers, etc. Portable Welding Service	1975 M1 43	1486.40 0.49 35
35 Teal Avenue Winona Tool and Manufacturing Ltd. Ivan Turcic 662-5494	M-3, F-1, T-4 Machine Shop	1979 M1 43	130.06 0.09 44

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37 Teal Avenue Cowell & Guild Custom Concrete Ltd. Ralph K. Guild 664-6601	M-3, F-1, T-4 Concrete Delivery	1971 M1 42	123.09 0.17 24

INDUSTRIAL MALLS

PROPERTY ADDRESS: 208 - 218 Arvin Avenue
NAME OF MALL: Harvester Realty Industrial Mall
CONTACT NAME: Theodore Zubata
PHONE NUMBER: 675-3362
YEAR ESTABLISHED: 1979
ZONING CATEGORY: M2

PROPERTY AREA (ha.): 1.22
TOTAL BUILDING AREA (m^2): 5574.00
NUMBER OF BUILDINGS: 2
NUMBER OF UNITS: 16
NUMBER OF EMPLOYEES: 53
EMPLOYMENT DENSITY: 43

• UNIT ADDRESS • NAME OF BUSINESS • CONTACT NAME AND PHONE NUMBER	•NO. OF EMPLOYEES MALE/FEMALE/TOTAL •PRODUCT / SERVICE	•YEAR ESTABLISHED •LAND USE CODE	•BUILDING AREA (m^2)
208A Arvin Avenue Dixon Canada J. McKnight 560-6361	M-6, F-3, T-9 Manufacture Parts, Feeding Equipment	1981 43	464.50
208B Arvin Avenue HopMac Inc/Surfex Canada John A. Hopkins 662-2411	M-1, F-1, T-2 Industrial Sales & Marketing of Fabricated Steel	1979 69	41.81
208B Arvin Avenue Tuftrak Manufacturing Limited M. L. Stapleford 662-2411	M-9, F-1, T-10 Metal Fabricating & Machining, Steel Mill Equipment	1979 43	1114.80
208B Arvin Avenue T. L. Prieur Ltd. T. L. Prieur 662-6446	M-1, F-1, T-2 Sales - Steel Mill Equipment	1979 66	111.48
208B Arvin Avenue Stel-Tek Limited Joan M. Philp 662-4571	M-3, F-1, T-4 Designers & Manufacturers of Material Handling and Steel Mill Equipment	1979 43	111.48
210 Arvin Avenue XL Filter Ltd. Ralph Doucette 662-1302	M-1, F-1, T-2 Air Filter Sales & Cleaning	1981 66	232.25
210A Arvin Avenue One to One Mobile Communications A. Easton 561-0377	M-3, F-0, T-3 Sales & Service of Two Way Radio Equipment	1981 66	232.25

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212A Arvin Avenue The Partners Machine Shop Ltd. Cafer Jarkan 664-5606	M-2, F-1, T-3 Precision Machine Shop	1979 43	232.25
212B Arvin Avenue National Waterbed Co. Allan Jodoin/Pete Croft 662-5112	M-6, F-0, T-6 Waterbed Warehouse, Service Department	1979 61	232.25
214 Arvin Avenue BioTec Mr. D. Minnett 662-8633	M-6, F-0, T-6 Hauling Firm	1980 51	278.70
216 Arvin Avenue Nyderdown Canada Ltd. Rod Baldwin 560-1998	M-5, F-0, T-5 Plastic Company	1980 43	1858.00
220B Arvin Avenue Star Tool and Die Inc. Paul Milinkovich 662-4495	M-1, F-0, T-1 Metal Fabrication	1979 43	399.47

INDUSTRIAL MALLS

PROPERTY ADDRESS:	221 - 223 Barton Street	**PROPERTY AREA (ha.):**	0.39
NAME OF MALL:	Barton Street Industrial Mall	**TOTAL BUILDING AREA (m^2):**	1672.20
CONTACT NAME:	Clive Townlet	**NUMBER OF BUILDINGS:**	1
PHONE NUMBER:	639-4677	**NUMBER OF UNITS:**	11
YEAR ESTABLISHED:	1975	**NUMBER OF EMPLOYEES:**	58
ZONING CATEGORY:	M2	**EMPLOYMENT DENSITY:**	149

• UNIT ADDRESS • NAME OF BUSINESS • CONTACT NAME AND PHONE NUMBER	•NO. OF EMPLOYEES MALE/FEMALE/TOTAL •PRODUCT / SERVICE	•YEAR ESTABLISHED •LAND USE CODE	•BUILDING AREA (m^2)
221 A & B Barton Street Canadian Art Mart K. Razek 662-7063	M-3, F-1, T-4 Framing - Sell Wholesale	1980 69	130.06
221 Barton Street, Unit B Johnson's Book Service T. L Johnson 662-3505	M-1, F-1, T-2 Book Sales	1977 62	62.71
221 Barton Street, Unit B Fortress Publications Inc. T. L. Johnson 662-3505	M-1, F-1, T-2 Book Sales	1977 62	62.71
221 Barton Street, Unit D Parsons Aerocessories Limited Geoffrey Parsons 664-6203	M-2, F-2, T-4 Sales and Service of Aircraft and Industrial Instrumentation and Fasteners	1975 66	118.91
221 Barton Street, Unit E Original Artworks John Discola 664-2820	M-1, F-1, T-2 Sales	1981 62	74.32
221 Barton Street, Unit 1 The Printing House Debbie Robins 664-2551	M-1, F-2, T-3 Printing	1981 47	136.56
221 Barton Street, Unit H Mini Maid Service Ian E. Cowling 664-1040	M-1, F-12, T-13 House Cleaning Service	1982 65	111.48

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221 Barton Street Electrolux Canada K. Elliott 560-4660	M-5, F-5, T-10 Vacuum Cleaner, Polisher, Shampoo Dealers & Repairs	1977 64	185.80
221 Barton Street,Units L&M Canada Post Corp. B. Winwood 662-4631	M-16, F-2, T-18 Mail Delivery	1976 78	130.06

INDUSTRIAL MALLS

PROPERTY ADDRESS :	263-265 Barton, 333 Green Road	PROPERTY AREA (ha.) :	3.48
NAME OF MALL :	Hamilton Industrial Mall	TOTAL BUILDING AREA (m^2) :	14695.29
CONTACT NAME :	Bob McAllister	NUMBER OF BUILDINGS :	3
PHONE NUMBER :	664-5322	NUMBER OF UNITS :	73
YEAR ESTABLISHED :	1975	NUMBER OF EMPLOYEES :	177
ZONING CATEGORY :	M2	EMPLOYMENT DENSITY :	51

• UNIT ADDRESS • NAME OF BUSINESS • CONTACT NAME AND PHONE NUMBER	•NO. OF EMPLOYEES MALE/FEMALE/TOTAL •PRODUCT / SERVICE	•YEAR ESTABLISHED •LAND USE CODE	•BUILDING AREA (m^2)
263 Barton Street, Unit 4 Romance Beauty Supplies J. Finelli 662-2444	M-7, F-4, T-11 Beauty Supply Wholesaler	1977 69	209.03
265 Barton Street, Unit 5 Weight Watchers Joan Appleton 560-7386	M-1, F-3, T-4 Weight Control Administration	1978 94	204.38
263 Barton Street, Unit 6 Pro Insul Limited Jim Ferguson 662-6161	M-30, F-1, T-31 Industrial Mechanical Insulation Contractor Metal Fabrication & Installation	1977 43	204.38
265 Barton Street, Unit 7 Chelsea House J. George 662-5100	M-1, F-0, T-1 Furniture Repair, Re-Finishing and Stripping Antique Restoration	1976 64	195.09
263 Barton Street, Unit 8 Tilex-Division of John Peressutti Tile Contractor Ltd. John or Linda Peressutti 662-6303	M-1, F-1, T-2 Sale of Tiles	1978 62	204.38
263 Barton Street, Unit 10 H & F Precision Machinery Fred Folberger 664-1981	M-2, F-0, T-2 Metal Fabricating, Tool Making and General Machine Shop	1982 43	211.81
263 Barton Street, Unit 13 Wyant & Company Ltd. Gord Fotheringham 662-1015	M-3, F-0, T-3 Sanitation Products and Equipment, Sales & Service	1979 66	185.80

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263 Barton Street, Unit 14 Eden Watts Corporation Mrs. Nicole Farrington 578-1544	M-2, F-4, T-6 Wholesale Book Distributors	1972 69	176.51
263 Barton Street, Unit 15 Doctor Transmission Mr. Dyal 662-7094	M-3, F-0, T-3 Transmission Repairs	1980 64	213.67
263 Barton Street, Unit 16 Williams & Wilson Ltd. Wayne Timmins 662-7361	M-2, F-1, T-3 Industrial Distributor	1979 66	204.38
263 Barton Street, Unit 17 Hamilton Arts & Crafts Neil Nabut 662-3551	M-0, F-1, T-1 Picture Manufacturing	1981 62	204.38
263 Barton Street, Unit 21 Tektron Equipment Corp. Eugene M. Tekatch 662-7820	M-10, F-19, T-29 Electronic Equipment, Design & Manufacture	1976 44	743.2
263 Barton Street, Unit 28 Crown Pump Industrial Bruce Savage 662-3934	M-6, F-1, T-7 Industrial Equipment, Manufacturer's Agent	1975 66	315.86
265 Barton Street, Unit 29A King Glass Ltd. Casey Locke 662-4242	M-2, F-1, T-3 Manufacture and Sell Glass and Aluminum Products	1979 43	134.71
265 Barton Street, Unit 35 Korver Machine Shop Ltd. Joseph Lemmen 664-1880	M-1, F-1, T-2 Machine Shop, Replacement Parts	1982 43	211.81
265 Barton Street, Unit 39 Triumph Tool Ltd. Mr. E. MacKenzie 662-1002	M-3, F-1, T-4 Sales of Industrial Metal Cutting Tools & Measuring Equipment	1980 66	241.54
265 Barton Street, Unit 42 Auburn Equipment Contractors Inc. J. J. Riccardi 662-2386	M-5, F-1, T-6 Equipment Contractor	1981 66	142.14

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265 Barton Street, Unit 45 Samson Graphics Ron Samson 664-2020	M-1, F-1, T-2 Graphic Artwork, Package Design	1981 73	116.13
265 Barton Street, Unit 47 Collins Graphics Ltd. Jim Collins 560-4304	M-3, F-3, T-6 Printing Plates, Flexo, Offset, Letterpress, Engraving, Etc.	1978 47	613.14
265 Barton Street, Unit 48 Pipeline Exhaust Warehouse D.G. & G Investments Nia Inc. Bill Burnet 662-8124	M-4, F-2, T-6 Warehouse Distributor for Exhaust and Shocks	1980 53	1114.80
265 Barton Street B & G Express B. Greenland 560-3660 or 560-3770	M-15, F-4, T-19 Courier Service	1975 73	185.80
333 Green Road, Unit 1 J. B. Reid Ind. Sales Ltd. Bill Irwin 560-2622	M-8, F-1, T-9 Industrial Supplies	1976 66	464.50
333 Green Road, Unit 4 CFI Computer Forms Inc. Marcel Roy 664-2900	M-3, F-1, T-4 Manufacturer of Custom Printed Continuous Forms	1982 73	464.50
333 Green Road Inland Refractories Canada, Ltd. Patrick J. Murray 662-8141	M-10, F-0, T-10 Manufacturer of Refractory Shapes	1981 43	929.00
333 Green Road P.P.G. Industries Susan Shields 662-3433	M-2, F-1, T-3 Wholesale Paint Warehouse	1975 69	348.38

INDUSTRIAL MALLS

PROPERTY ADDRESS :	400 Gray Road	PROPERTY AREA (ha.) :	2.90
NAME OF MALL :	Intermediate Terminals Warehouses Ltd.	TOTAL BUILDING AREA (m^2) :	4285.60
CONTACT NAME :	Mr. Robson	NUMBER OF BUILDINGS :	1
PHONE NUMBER :	560-1755	NUMBER OF UNITS :	24
YEAR ESTABLISHED :	1975	NUMBER OF EMPLOYEES :	179
ZONING CATEGORY :	M3	EMPLOYMENT DENSITY :	62

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400 Gray Road Intermediate Terminals Warehouses Ltd. Mr. P. Robson 560-1755	M-1, F-1, T-2 Highway Bonded Warehouse	1975 53	171.87
400 Gray Road, Suite 102 Border Brokers Inc. J. W. Tetzlaff 560-1522	M-2, F-4, T-6 Service, Customs Broker	1981 71	92.9
400 Gray Road Canadian Freightways Eastern Ltd. R. Scheffee 560-4765	M-9, F-4, T-13 General Freighthandling	1978 51	Lease as required
400 Gray Road Maislin Transport Bob Flett 560-2522	M-25, F-2, T-27 Unload, Load, Deliver, Import, Export Freight	1976 51	Lease as required
400 Gray Road Direct System Elsie Simpson 561-4410 or 560-4885	M-59, F-6, T-65 Transportation	1978 51	1826.04
400 Gray Road Dominion Consolidated Truck Lines Ltd. B. Rolfe 560-5090	M-2, F-0, T-2 Trucking Transport Operation	1976 51	Lease as required
400 Gray Road McKinlay Transport Ltd. A. Vangeenen 547-3600	M-0, F-0, T-0 Lease Warehouse Space for Bonded Traffic	1979 53	Lease as required

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400 Gray Road Laidlaw Transport Ltd. M. DeGroote 527-2771	M-0, F-0, T-0 Lease Warehouse Space for Bonded Traffic	1975 53	Lease as required
400 Gray Road Overland Express Mr. Cardwell 560-3720	M-1, F-0, T-1 Bonded Warehouse American Freight Office	1976 71	92.90
400 Gray Road Westinghouse Canada Inc. G. J. Mason 528-8811 Ext 3140	M-1, F-0, T-1 Bonded Warehouse Lease Warehouse Space	1975 53	78.04
400 Gray Road Inter City Truck Lines Canada Incorporated Mr. Granger 560-4975	M-1, F-0, T-1 Bonded Warehouse Bring in National Freight	1975 53	Lease as required
400 Gray Road Red Star Express Lines of Ontario Phil Barrett 560-1644	M-8, F-1, T-9 Trucking Firm	1977 51	418.05
400 Gray Road C. P. Transport Co. Ltd. Ed Beitil 549-6549	M-0, F-0, T-0 Lease Warehouse Space for Bonded Traffic	1975 53	Lease as required
400 Gray Road Kingsway Transport Ltd. R. Flett 578-2710	M-0, F-0, T-0 Lease Warehouse Space	1975 53	Lease as required
400 Gray Road Wm. F. Willson Brokerage Ltd. J. W. Sherwood, J. P. Finance 560-1300	M-0, F-4, T-4 Service - Customs Broker	1976 71	74.32
400 Gray Road, Suite 214 Department of National Revenue, Customs & Excise Bill Elliott 560-3400	M-14, F-20, T-34 Import Controls and Collection of Revenue	1975 78	134.71

• UNIT ADDRESS • NAME OF BUSINESS • CONTACT NAME AND PHONE NUMBER	•NO. OF EMPLOYEES MALE/FEMALE/TOTAL •PRODUCT / SERVICE	•YEAR ESTABLISHED •LAND USE CODE	•BUILDING AREA (m^2)
400 Gray Road, Suite 219 Peace Bridge Brokerage Ltd. Mr. McDonald 560-5000	M-2, F-6, T-8 Customs broker, Freight Forwarded, Clear Goods Coming Into Canada	1976 71	213.67
400 Gray Road International Import Custom Brokers Inc. Helen Pursley 560-4700	M-0, F-4, T-4 Customs Broker	1976 71	92.90
400 Gray Road, Suite 215 Thomas Meadows & Co. Canada Ltd. Mr. MacPhail 560-1681	M-0, F-2, T-2 Customs Brokers, Freight Forwarders	1976 71	27.87

INDUSTRIAL MALLS

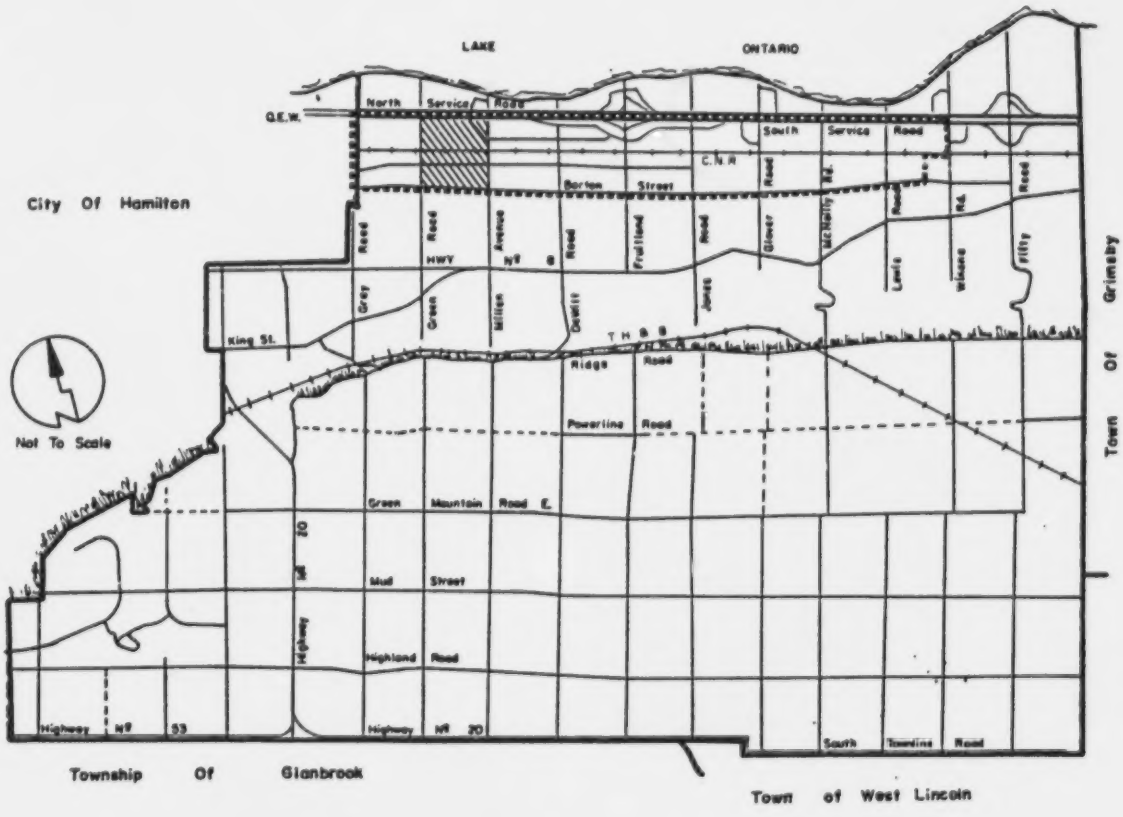
PROPERTY ADDRESS:	144 - 188 South Service Road	**PROPERTY AREA (ha.):**	1.50
NAME OF MALL:	Pinelands Building	**TOTAL BUILDING AREA (m^2):**	6270.75
CONTACT NAME:	Frank Woods	**NUMBER OF BUILDINGS:**	1
PHONE NUMBER:	527-4559	**NUMBER OF UNITS:**	25
YEAR ESTABLISHED:	1974	**NUMBER OF EMPLOYEES:**	184
ZONING CATEGORY:	M2	**EMPLOYMENT DENSITY:**	123

• UNIT ADDRESS • NAME OF BUSINESS • CONTACT NAME AND PHONE NUMBER	•NO. OF EMPLOYEES MALE/FEMALE/TOTAL •PRODUCT / SERVICE	•YEAR ESTABLISHED •LAND USE CODE	•BUILDING AREA (m^2)
144-146 South Service Road Klockner-Moeller Ltd. Peter James or J. McBride 560-0511	M-15, F-5, T-20 Electric Motor Controls	1974 44	580.63
148 South Service Road Colven Distributors Ltd. Paul Wybrow 560-9111	M-13, F-3, T-16 Distributors of Vending Equipment, Supplies and Service	1975 66	290.31
154 South Service Road Rapid Industrial Textile Limited A. Shulman 662-5620	M-25, F-10, T-35 Industrial Dry Cleaning	1976 64	929.0
156 South Service Road John Dick & Sons Ltd. John Meeboer 560-4210	M-2, F-1, T-3 Reupholstering	1975 64	232.25
158 South Service Road Black & McDonald Ltd. D. W. Honsberger 560-3100	M-17, F-2, T-19 Electrical & Mechanical Contractor	1975 44	236.90
160 South Service Road Bilingual Productions Ltd. Mr. Turcan 561-7141	M-2, F-4, T-6 Commercial translation	1974 73	232.25
166 South Service Road Promark Printing Inc. Mr. Turcan 561-7208	M-25, F-25, T-50 Printing	1974 47	696.75

• UNIT ADDRESS • NAME OF BUSINESS • CONTACT NAME AND PHONE NUMBER	•NO. OF EMPLOYEES MALE/FEMALE/TOTAL •PRODUCT / SERVICE	•YEAR ESTABLISHED •LAND USE CODE	•BUILDING AREA (m^2)
168 South Service Road H. Ruhl Machinery Co. Ltd. J. Douglas O'Brien 662-5334	M-4, F-1, T-5 Tachograph Sales & Service, Speedo Cable, Taxi Meter Sales, Service & Installation, Diesel Truck, Fuel Conservation	1979 66	325.15
170 South Service Road Pamaco Rebuilders Ltd. Paul Makino 561-7081	M-3, F-1, T-4 Rebuild Auto Water Pumps & Disc Brake Calipers	1974 64	290.31
172 South Service Road Motivation Industrial Equipment Ltd. John Holden or Joan Duce 561-6400	M-14, F-4, T-18 Metal Fabricating, Cranes, Pallet Liftem, Coil Liftem, Etc.	1974 43	1114.80
186 South Service Road Coinamatic Canada Inc. G. Jarvis 662-7425	M-6, F-2, T-8 Laundry operators	1978 66	290.31

TOWN OF STONEY CREEK
INDUSTRIAL INVENTORY

SECTION 11



Industrial Corridor

Section 11 (Area South Of Q.E.W., West Of Millen Avenue North Of Barton Street, East Of Green Road)

• PROPERTY ADDRESS • NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	• NO. OF EMPLOYEES MALE/FEMALE/TOTAL • PRODUCT / SERVICE	• YEAR ESTABLISHED • ZONING CATEGORY • LAND USE CODE	• BUILDING AREA (m^2) • PROPERTY AREA (ha.) • EMPLOYMENT DENSITY
281-287 Arvin Avenue Hi-Lift Limited Wayne Pearce 664-6675	M-4, F-1, T-5 Fork Lift Truck Service	1974 M3 66	232.25 0.43 21
283 Arvin Avenue Pneu-Hyd Industries Limited Bert Jones 664-5540	M-4, F-0, T-4 Manufacture Hydraulic Cylinders	1976 M3 44	696.75 * **
286 Arvin Avenue Welsh Industrial Mfg. 361425 Ontario Ltd. Terrence J. Woods 662-1475	M-8, F-1, T-9 General Machining and Repairs	1977 M3 43	929.00 0.38 24
291 Arvin Avenue The State Electric Company Limited J. T. Buchanan 561-6665	M-314, F-5, T-319 Electrical Piping and Mechanical Contractor	1975 M3 66	1173.98 0.30 1067
294 Arvin Avenue Purity Zinc Metals Company Limited Walter Faggion 662-4802	M-29, F-3, T-32 Processors of Zinc	1967 M3 42	4726.57 1.27 25
295 Arvin Avenue M.E.F. Machine and Tool Ltd. Philip J. Imre 664-2466	M-6, F-2, T-8 Manufacture Sheer Blades	1978 M3 43	464.50 0.21 38
318 Arvin Avenue Harris Steel Group Inc. Harry J. Marcaccio 561-5611	M-120, F-30, T-150 Reinforcing Steel Contractors (Supply, Fabrication and Installation)	1965 M3 43	7896.50 3.64 41
326 Arvin Avenue A & B Auto Service B. Horning 662-6773	M-1, F-0, T-1 Mechanical Repairs to Cars and Trucks	1980 M3 64	278.70 0.36 44
326B Arvin Avenue MCL Machine L. Mather 634-9525	M-4, F-1, T-5 General Machine Shop and Repair of Hydraulic and Pneumatic Cylinders, Hand-Chrome Plating	1979 M3 66	278.70 * **

• PROPERTY ADDRESS • NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	• NO. OF EMPLOYEES MALE/FEMALE/TOTAL • PRODUCT / SERVICE	• YEAR ESTABLISHED • ZONING CATEGORY • LAND USE CODE	• BUILDING AREA (m^2) • PROPERTY AREA (ha.) • EMPLOYMENT DENSITY
328 Arvin Avenue Slick Chick Transport Brian J. Taylor 560-0262	M-9, F-1, T-10 Transportation	1976 M3 51	195.09 * **
331 Arvin Avenue Fairfield Glass Industries Ltd. Charles Wilson 561-1112	M-20, F-10, T-30 Window Manufacturing	1967 M3 44	2787.00 1.00 30
333 Arvin Avenue The Group at Cox Debbie Ramsay 662-4917	M-16, F-13, T-29 Manufacture/Assembly of dental equipment	1969 M3 46	2554.75 0.65 45
345 Arvin Avenue Canadian Ferro Hot Metal Specialities Ltd. C. R. Mitchell 662-8381	M-22, F-2, T-24 Hot Top Liners, Tundish Liners, Seals	1968 M3 43	3344.40 1.31 18
346 Arvin Avenue Livingston Distribution Centres Inc. Lee Smith 664-5814	M-5, F-1, T-6 Public Warehousing	1966 M2 M3 53	3604.52 2.38 3
347 Arvin Avenue Acwil Insulations Ltd. Mr. Jones 561-0305	M-4, F-1, T-5 Wholesale Distributors of fiberglass insulation	1970 M3 69	929.00 0.52 10
349 Arvin Avenue Alltype Metal Stampings Ltd. Joe Fennema 561-1881	M-19, F-6, T-25 Metal Fabricating	1965 M3 43	1625.75 0.57 44
352 Arvin Avenue Proctor & Gamble Ltd. J. E. Brohman 545-1121, ext. 279	M-4, F-0, T-4 Warehousing	1967 M3,M2 53	13935.00 1.62 2
353 Arvin Avenue Childs Truck Bodies Ltd. A. Hagan 561-1320	M-23, F-1, T-24 Manufacture of truck van bodies	1971 M3 44	2043.80 0.76 32

• PROPERTY ADDRESS • NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	• NO. OF EMPLOYEES MALE/FEMALE/TOTAL • PRODUCT / SERVICE	• YEAR ESTABLISHED • ZONING CATEGORY • LAND USE CODE	• BUILDING AREA (m^2) • PROPERTY AREA (ha.) • EMPLOYMENT DENSITY
363 Arvin Avenue The Consumers Millwork Company Limited R. Long 561-0202	M-25, F-2, T-27 Wood Work Manufacturing	1970 M3 43	1858.00 0.81 41
363 Arvin Avenue Malcolm Brown Interiors Ltd. Mr. Brown 560-5738	M-3, F-3, T-6 Design and Installation of Interiors	1977 M3 49	418.05 * **
281 Barton Street Bergs Fuels J, Bergshoeff 662-2229	M-1, F-1, T-2 Fuel Oil Dealer	1969 M2 62	139.35 0.61 3
325 Barton Street E.P. Instrumentation Inc. Randy York 664-2100	M-7, F-2, T-9 Engineering Contractors and Warehouse	1982 M2 44	557.40 0.42 21
337 Barton Street Aurel-William Associates Ltd. F. W. Inglis 662-1094	M-4, F-4, T-8 Manufacture Industrial Wipers and Distributor of Paper Products and Sanitary Supplies	1978 M2 66	501.66 0.27 67
337B Barton Street Fiber Laminations Ltd. G. Cormick 664-5135	M-7, F-3, T-10 Fibreglass Manufacturing	1980 M2 43	4737.9 * **
343 Barton Street Grimsby Custom Tool Ltd. H. Marcelessen 664-5135	M-11, F-1, T-12 Pattern Shop - metal and wood	1971 M2 43	1486.40 0.41 29
345 Barton Street AZ Sandblasting & Industrial Coating Alfred Morad 662-5780	M-1, F-0, T-1 Sandblasting and Industrial Coating	1981 M2 49	278.70 0.28 4

• PROPERTY ADDRESS • NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	• NO. OF EMPLOYEES MALE/FEMALE/TOTAL • PRODUCT / SERVICE	• YEAR ESTABLISHED • ZONING CATEGORY • LAND USE CODE	• BUILDING AREA (m^2) • PROPERTY AREA (ha.) • EMPLOYMENT DENSITY
367 Barton Street E.N. Tool & Supply Ltd. E. Nash 560-3292	M-5, F-1, T-6 Distribution of Tools, Equipment and Industrial Supplies	1975 M1 66	492.37 0.40 15
337 Dosco Drive E & V Precision Grinding Vince Maifrini 664-6216	M-3, F-1, T-4 Grinding	1979 M2 43	445.92 0.18 22
339 Dosco Drive G. F. Machine Shop Ltd. Fred & Jo Sozio 662-5540	M-2, F-0, T-2 Machine Shop - parts	1973 M2 43	297.28 0.18 11
341 Dosco Drive Battlefield Press Limited Frank Theoret 662-6097	M-7, F-1, T-8 Job Printing	1974 M2 47	557.40 0.19 42
342 Dosco Drive Argos-Lange Corp. Paul Lange 561-3211	M-3, F-7, T-10 Metal Fabrication & Steel Wire Products	1978 M2 43	445.92 0.81 12
343 Dosco Drive Gudgeon Cabinets Ltd. Mr. Gudgeon 662-2292	M-12, F-1, T-13 Fine Custom Work in Wood, lamination	1979 M2 M3 43	929.00 0.27 48
347 Dosco Drive Hamilton Plastic Fabricators (1980) Ltd. Paul Bailey 662-4788	M-8, F-1, T-9 Plastic Fabricating, Ducting, Piping, Vessels	1980 M3 43	1300.60 0.26 35
350 Dosco Drive Mohawk College-Hamilton Industrial Training Centre Peter Dawn 662-7881	M-29, F-6, T-34 Industrial Training Courses	1980 M2 M3 81	2322.5 0.61 55

• PROPERTY ADDRESS • NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	• NO. OF EMPLOYEES MALE/FEMALE/TOTAL • PRODUCT / SERVICE	• YEAR ESTABLISHED • ZONING CATEGORY • LAND USE CODE	• BUILDING AREA (m^2) • PROPERTY AREA (ha.) • EMPLOYMENT DENSITY
351 Dosco Drive Canadian Panels Ltd. J. M. Rankin 662-1200	M-9, F-1, T-10 Metal & Wood Fabricating	1974 M3 43	929.00 0.34 29
356 Dosco Drive Nella Cutlery Service Ltd. E. Nella 560-3922	M-3, F-17, T-20 Sales & Service of Cutlery	1976 M3 62	1114.80 0.42 36
328 Green Road Vartanian Rugs Ltd. M. Vartanian 662-6395	M-7, F-0, T-7 Retail Sale of Carpeting	1975 M2 61	1858.00 0.70 20
328 Green Road Industrial Truck & Turbo Incorp. R. G. Johnston 561-2651	M-6, F-1, T-7 Bulldozer parts, Sales and Service	1979 M2 66	929.00 * **
336 Green Road Beckett Packaging Ltd. Robert Glockling 664-4656	M-10, F-12, T-22 Manufacturer of Paper Bags, Plain and Printed	1978 M2 43	1486.40 0.57 39
370 Green Road Turkstra Lumber Co. Ltd. Peter Turkstra 664-4491	M-24, F-2, T-26 Lumber and Hardware	1966 M3 62	3009.96 1.01 26
400 Green Road Inglis Limited Stan R. Edwards 664-4466, Ext. 246	M-600, F-250, T-850 Manufacturer of Domestic Refrigerators, Dishwashers and Dehumidifiers	1967 M2, M3 44	31983.61 30.16 28
318 Hilton Drive IRD Mechanalysis Ltd. Kenneth M. Jarrett 662-7577	M-23, F-16, T-39 Manufacturers of Vibration and Noise Measuring Instruments & Analysis	1978 M2 44	780.36 0.20 195
320 Hilton Drive Hamilton Automart Ltd. Nick Stern 664-2090	M-2, F-1, T-3 Automobile Parts Wholesale	1981 M2 69	139.35 0.32 47
322 Hilton Drive Frantastic Ceramics L. or F. Lutwitzi 578-1611	M-1, F-1, T-2 Hobby Ceramic Supplies Manufacture, Sales and Teaching	1981 M2 62	139.35 * **

• PROPERTY ADDRESS • NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	• NO. OF EMPLOYEES MALE/FEMALE/TOTAL • PRODUCT / SERVICE	• YEAR ESTABLISHED • ZONING CATEGORY • LAND USE CODE	• BUILDING AREA (m^2) • PROPERTY AREA (ha.) • EMPLOYMENT DENSITY
323 Hilton Drive Exanno Products Ltd. Mike Sullivan 662-4473	M-2, F-6, T-8 Manufacturing of Components for Connecting Airducts	1981 M2 43	464.50 0.45 91
324 Hilton Drive Inglis Ltd. Richard Long 560-7444	M-6, F-4, T-10 Wholesale/Retail Parts for Major Appliances & Service	1972 M2 64	232.25 Part of 320 Hilton Drive
325 Hilton Drive Bravo Cement Contracting Ltd. Larry Bravo 578-2111	M-25, F-2, T-27 Concrete Floor Finishing & Cutting & Coring	1980 M2 49	464.50 Part of 323 Hilton Drive
326 Hilton Drive Lincolnaire Heating & Air Conditioning Ltd. Gerry Brogan 545-4112	M-23, F-1, T-24 Ductwork Fabrication, Furnace Sales & Service	1979 M2 64	464.50 0.33 73
327 Hilton Drive A-Fab, Division of Adams & Laing Bob Adams 662-5607	M-6, F-0, T-6 Steel Fabrication	1980 M2 43	464.50 Part of 323 Hilton Drive
330 Hilton Drive Britannia Tile & Terrazzo Ltd. Louis Ferro 547-1715	M-6, F-1, T-7 Installing Tile, Flooring and Carpet	1979 M2 49	232.25 0.33 18
332 Hilton Drive Regional Welding & Service Inc. David Hertel 662-1244	M-3, F-0, T-3 Welding, Metal Fabricating	1980 M2, M3 64	232.25 0.35 9
336 Hilton Drive Cosmos Pattern Co. Ltd. Victor Gaspartisch 664-4633	M-3, F-1, T-4 Pattern Making for Foundries	1977 M2, M3 43	929.00 0.35 20
338 Hilton Drive J. & J. Cores J. Kytschyk 664-6448	M-2, F-1, T-3 Automotive Cores Wholesale	1978 M2, M3 69	232.25 * **

• PROPERTY ADDRESS • NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	• NO. OF EMPLOYEES MALE/FEMALE/TOTAL • PRODUCT / SERVICE	• YEAR ESTABLISHED • ZONING CATEGORY • LAND USE CODE	• BUILDING AREA (m^2) • PROPERTY AREA (ha.) • EMPLOYMENT DENSITY
323 Millen Avenue Centro Italiano Furniture 662-6171	M-3, F-0, T-3 Store Furniture - Warehouse	1981 M2 53	185.80 0.30 40
323 Millen Avenue Sam's Tire Service Sam Misale 664-6334	M-7, F-2, T-9 Tire Sales and Service	1972 M2 64	594.56 * **
325 Millen Avenue Standard Engines, Division of United Suppliers Ltd. Max Lazarus 561-1315	M-20, F-2, T-22 Engine Rebuilders, Automotive & Engine Parts	1974 M2 64	1858.00 0.40 55
359 Millen Avenue Kot Tool & Die Nick Kot 561-9831 Or 528-0171	M-43, F-2, T-45 Tool & Die Custom Machine Shop Service	1965 M3 43	4459.20 1.2. 37
419 Millen Avenue Yale Industrial Trucks Ontario Ltd. Bruce McFadyen 561-1541	M-13, F-2, T-15 Fork Lift Truck Service, Sales, Rental & Parts	1978 M3 66	278.70 0.38 39
324 South Service Road M. M. Products, Phase II M. Mykolyn 560-6965	M-1, F-0, T-1 Distributor & Manufacturer of Bathroom Fixtures (Office)	1982 M2 71	929.00 0.61 2
330 South Service Road Larry's Truck Service Limited Laurence Marshall 561-4565	M-23, F-5, T-28 Heavy Duty Truck Repairs	1970 M2 66	743.20 0.91 31

INDUSTRIAL MALLS

PROPERTY ADDRESS :	385 - 395 Barton Street	PROPERTY AREA (ha.) :	0.50
NAME OF MALL :	Burns Industrial Mall	TOTAL BUILDING AREA (m^2) :	1858.00
CONTACT NAME :	Dave or Bob Burns	NUMBER OF BUILDINGS :	1
PHONE NUMBER :	662-8544	NUMBER OF UNITS :	6
YEAR ESTABLISHED :	1970	NUMBER OF EMPLOYEES :	16
ZONING CATEGORY :	M1	EMPLOYMENT DENSITY :	32

• UNIT ADDRESS • NAME OF BUSINESS • CONTACT NAME AND PHONE NUMBER	•NO. OF EMPLOYEES MALE/FEMALE/TOTAL •PRODUCT / SERVICE	•YEAR ESTABLISHED •LAND USE CODE	•BUILDING AREA (m^2)
387 Barton Street General Flooring Ltd. J. Ytsma 662-1511	M-3, F-1, T-4 Sales and installation of vinyl floor coverings, carpets, tile, sale of paint and wallpapaper	1971 62	371.60
389 Barton Street Burns Lawn & Leisure Dave Burns 662-8544	M-2, F-1, T-3 Lawn & Garden Equipment Sales, Service & Warranty Marine Products	1972 62	260.12
391 Barton Street Automotive Parts and Performance John N. DiLiberto 662-4291	M-4, F-2, T-6 Wholesale Retail Selling of Auto Parts	1978 61	278.70
321 Millen Road T. Trauttmansdorff Property Management Fritz Trauttmansdorff 662-7271	M-2, F-1, T-3 Property Management Office	1977 72	37.16

INDUSTRIAL MALLS

PROPERTY ADDRESS :	345-353 Millen Avenue	PROPERTY AREA (ha.) :	0.32
NAME OF MALL :	Taggart Mall	TOTAL BUILDING AREA (m^2) :	1161.25
CONTACT NAME :	Jean Taggart	NUMBER OF BUILDINGS :	1
PHONE NUMBER :	561-9116	NUMBER OF UNITS :	5
YEAR ESTABLISHED :	1973	NUMBER OF EMPLOYEES :	28
ZONING CATEGORY :	M3	EMPLOYMENT DENSITY :	88

• UNIT ADDRESS • NAME OF BUSINESS • CONTACT NAME AND PHONE NUMBER	•NO. OF EMPLOYEES MALE/FEMALE/TOTAL •PRODUCT / SERVICE	•YEAR ESTABLISHED •LAND USE CODE	•BUILDING AREA (m^2)
345 Millen Avenue Prestige Building Products Mr. Hodge 560-5830	M-7, F-1, T-8 Home Renovation Business	1977 74	222.96
347 Millen Avenue A. Cotterell Enterprises Ltd. Mr. Cotterell 662-6886	M-2, F-6, T-8 Manufacturers of Coffins	1975 43	222.96
349 Millen Avenue John Stuart Power Brake Company Ltd. A. W. Brewer 662-7274	M-5, F-0, T-5 Automotive Rebuilding	1973 64	222.96
351 Millen Avenue Daybreak Outdoor Furniture A. DeBoer 662-2187	M-2, F-1, T-3 Manufacture Wood Products	1979 43	232.25
353 Millen Avenue Taggart Heating Inc. Joel Taggart 561-9116	M-3, F-1, T-4 Sales & Service to Furnaces, Air Conditioning, Etc., Sheet Metal Fabricating & Installation	1973 66	222.96

INDUSTRIAL MALLS

PROPERTY ADDRESS :	423-433 Millen Avenue	PROPERTY AREA (ha.) :	0.85
NAME OF MALL :	Morgan Industrial Mall	TOTAL BUILDING AREA (m^2) :	1927.68
CONTACT NAME :	Joe Morgan	NUMBER OF BUILDINGS :	1
PHONE NUMBER :	661-0118	NUMBER OF UNITS :	5
YEAR ESTABLISHED :	1973	NUMBER OF EMPLOYEES :	19
ZONING CATEGORY :	M2	EMPLOYMENT DENSITY :	22

• UNIT ADDRESS • NAME OF BUSINESS • CONTACT NAME AND PHONE NUMBER	•NO. OF EMPLOYEES MALE/FEMALE/TOTAL •PRODUCT / SERVICE	•YEAR ESTABLISHED •LAND USE CODE	•BUILDING AREA (m^2)
425 Millen Avenue Stoney Creek Wood Specialist H. Skinder 561-1783	M-3, F-0, T-3 Woodworking	1981 43	408.76
429 Millen Avenue Mio Distributor Joe DeLuca 662-5900	M-6, F-0, T-6 Soft Drink Distributor	1976 69	388.32
431 Millen Avenue R.B.P. (Canada) Limited Mel Gunn 662-5425	M-8, F-2, T-10 Woodworking, Cabinet Doors	1977 43	385.54

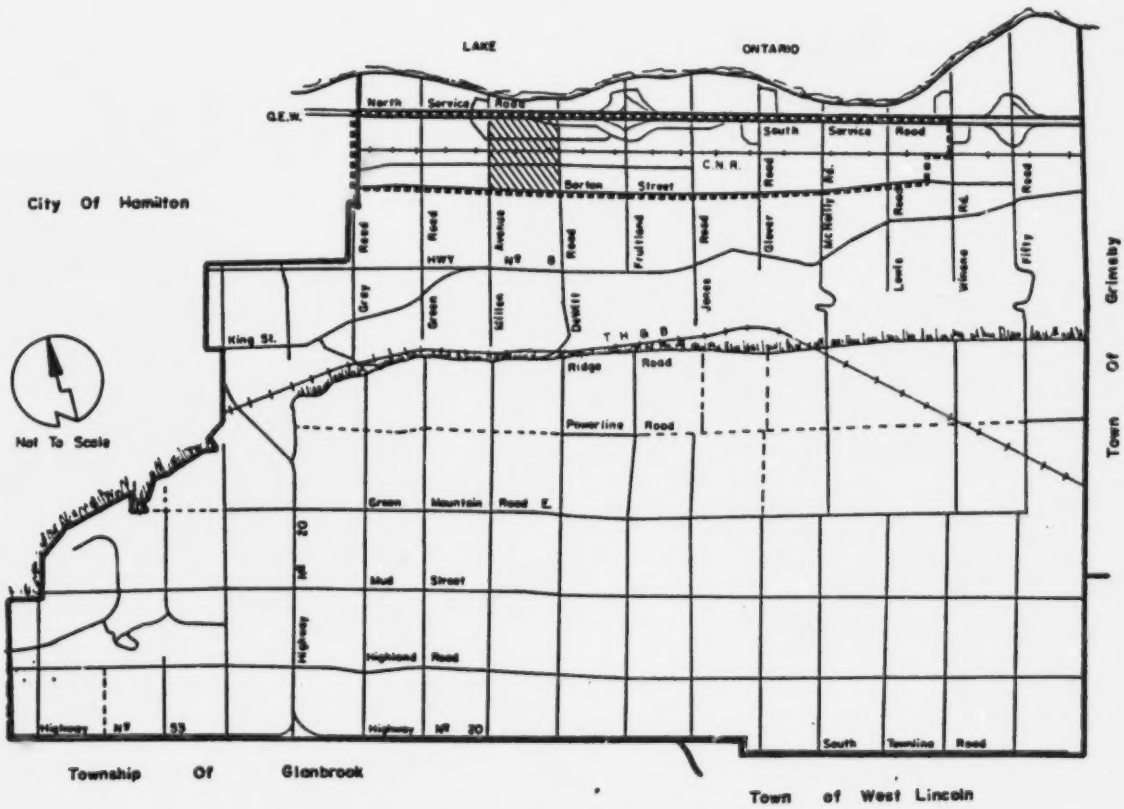
INDUSTRIAL MALLS

PROPERTY ADDRESS :	390 South Service Road	PROPERTY AREA (ha.) :	0.54
NAME OF MALL :	Shaver Industrial Mall	TOTAL BUILDING AREA (m^2) :	1904.45
CONTACT NAME :	Carl Shaver	NUMBER OF BUILDINGS :	1
PHONE NUMBER :	632-8491	NUMBER OF UNITS :	8
YEAR ESTABLISHED :	1977	NUMBER OF EMPLOYEES :	26
ZONING CATEGORY :	M2	EMPLOYMENT DENSITY :	48

• UNIT ADDRESS • NAME OF BUSINESS • CONTACT NAME AND PHONE NUMBER	•NO. OF EMPLOYEES MALE/FEMALE/TOTAL •PRODUCT / SERVICE	•YEAR ESTABLISHED •LAND USE CODE	•BUILDING AREA (m^2)
390 South Service Road TRW Data Systems, Customer Service Division Gordon Evanoff 662-4513	M-6, F-0, T-6 Customer Service - Computer Repairs	1980 73	92.90
390 South Service Road Unit 4 Arvin Air Systems Neil Smith 664-4142	M-11, F-2, T-13 Heating & Air Conditioning Sales & Service, Engineering & Sales of Energy Conservation & Sheet Metal Fabrication	1978 64	464.50
390 South Service Road Unit 7 Precision Auto Service & Supplies A. Spasic 662-6405	M-5, F-2, T-7 Automotive Parts Sales & Remanufacturing	1977 64	371.60

TOWN OF STONEY CREEK
INDUSTRIAL INVENTORY

SECTION III



Industrial Corridor

Section III (Area South Of Q.E.W., West Of DeWitt Road North Of Barton Street, East Of Millen Avenue)

• PROPERTY ADDRESS • NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	• NO. OF EMPLOYEES MALE/FEMALE/TOTAL • PRODUCT / SERVICE	• YEAR ESTABLISHED • ZONING CATEGORY • LAND USE CODE	• BUILDING AREA (m^2) • PROPERTY AREA (ha.) • EMPLOYMENT DENSITY
450 Arvin Avenue Bartlett-Venton Construction Ltd. William Venton 662-6201	M-4, F-1, T-5 General Contracting	1968 M1 49	304.71 0.13 38
455 Arvin Avenue TRW Canada Ltd. Carr Division Mr. Vangemren 664-4401	M-100, F-24, T-124 Metal Stamping	1970 M3 43	6781.70 4.45 28
456 Arvin Avenue M. M. Products Ross Porter 561-4550	M-10, F-2, T-12 Synthetic Marble Manufacturing	1974 M1 43	929.00 0.20 60
464 Arvin Avenue Taylor Truck Repairs Ron Lane 662-4925	M-3, F-0, T-3 Truck Repair	1982 M1 66	492.37 0.40 8
468 Arvin Avenue Cross Town Mobile Wash Robert Bourns 662-7877	M-48, F-2, T-50 Industrial Cleaning	1964 M1 64	585.27 0.20 255
470 Arvin Avenue Advance Welding & Manufacturing Bill Oostdyk 662-1936	M-10, F-1, T-11 Custom Steel Manufacturing	1978 M1 43	929.00 0.32 34
469-487 Arvin Avenue Taylor Steel Inc. M. W. Taylor 662-4925	M-128, F-11, T-139 Steel Service Centre	1968 M3 43	15946.38 4.32 32
484 Arvin Avenue Industrial Installations Limited Ralph M. Moore 662-4942	M-14, F-1, T-15 Contractors, Heavy Industrial Installations	1976 M1 66	929.00 0.22 68
486 Arvin Avenue Fisher & Son Ltd. J. B. McColl 662-4187	M-11, F-2, T-13 Non Ferrous Foundry	1974 M1 43	557.40 0.13 100

• PROPERTY ADDRESS • NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	• NO. OF EMPLOYEES MALE/FEMALE/TOTAL • PRODUCT / SERVICE	• YEAR ESTABLISHED • ZONING CATEGORY • LAND USE CODE	• BUILDING AREA (m^2) • PROPERTY AREA (ha.) • EMPLOYMENT DENSITY
455 Barton Street Arco Iron & Fence Ltd. Mr. Boettcher 662-6915	M-2, F-2, T-4 Steel Fabricating	1962 M1 43	1114.80 0.21 110
455 Barton Street The McBee Company Rick Street 561-9199	M-2, F-2, T-4 Sales of Accounting Systems	1972 M1 73	139.35 * **
455 Barton Street H. S. Bartram Ltd. H. S. Bartram 662-8931	M-4, F-4, T-8 Lumber Distributors Office	1971 M1 71	139.35 * **
455 Barton Street T. J. Morris & Son Printing Co. Ltd. Thomas Morris 561-8635	M-3, F-4, T-7 Printers & Lithograpers	1977 M1 47	278.70 * **
455 Barton Street Colortron Photo Services Ltd. N. W. Wells 560-2222	M-0, F-0, T-0 Warehouse & Storage	1975 M1 53	102.19 * **
501 Barton Street K. S. R. Machinist Kuldip S. Rehsi 662-4822	M-1, F-1, T-2 Machine Shop Service	1980 M1 43	92.90 0.23 9
430 Belgraden Avenue J. I. Case Canada Inc. G. Howard 561-7444	M-12, F-1, T-13 Distribution and Sales of Construction Machinery	1974 M2 66	1114.80 1.02 13
367 DeWitt Road Bay City Crane Rental Ltd. Charles Pembleton 662-5123	M-13, F-3, T-16 Rental of Cranes	1971 M3 67	293.56 0.81 20
324 Leaside Avenue Fruitland Tool & Manufacturing H. Bader 662-6552	M-25, F-2, T-27 Service & Repairs to Other Industries, Tools, Dies, Fixtures	1963 M1 66	1709.36 1.62 17

• PROPERTY ADDRESS • NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	• NO. OF EMPLOYEES MALE/FEMALE/TOTAL • PRODUCT / SERVICE	• YEAR ESTABLISHED • ZONING CATEGORY • LAND USE CODE	• BUILDING AREA (m^2) • PROPERTY AREA (ha.) • EMPLOYMENT DENSITY
325 Leaside Avenue All-Type Containers Limited Bud Peart 664-4224	M-13, F-2, T-15 Buy & Sell Surplus Packaging Material	1965 M1 69	3716.00 0.81 19
330 Leaside Avenue J. B. Systems Ltd. Anthony Bratschitsch 662-6231	M-20, F-4, T-24 Manufacture Liquid Waste Vacuum Tankers, High Water Pressure Sewer Cleaners	1972 M1 44	1021.90 0.45 53
331 Leaside Avenue Lonschek Transport Ltd. Joe Lonschek 662-3610	M-3, F-0, T-3 Transport Truck Company	1980 M1 51	139.35 0.64 6
331 Leaside Avenue Unit Rebuild Julius Csatary 662-1918	M-1, F-o, T-1 Rebuild Generator Motors	1981 M1 64	139.35 * **
336 Leaside Avenue Weldwire International Inc. Mr. Poustie 662-2611	M-18, F-4, T-22 Fine Wire Drawing, Welding Wire, Staple Wires	1970 M1 43	1114.80 0.61 36
339 Leaside Avenue Falcon Fabricators Limited L. Hayward 561-0211	M-25, F-3, T-28 Metal Fabricating	1968 M1 43	929.00 0.61 46
340 Leaside Avenue Canadian Curtis Refrigeration Ltd. D. S. Lloyd 662-4984	M-28, F-7, T-35 Commercial Refrigeration Manufactuer	1965 M1 44	4552.10 1.01 35
351 Leaside Avenue Hill-Cook Industries (1974) Ltd. T. McKenzie 662-7345	M-9, F-2, T-11 Machine Shop	1974 M1 43	464.50 0.40 28
370-380 Millen Avenue Grief Containers Inc. Mr. C. B. Crowe 664-4433	M-57, F-3, T-60 Manufacture Steel & Plastic Containers	1957 M3 43	8825.50 3.28 18

· PROPERTY ADDRESS · NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	· NO. OF EMPLOYEES MALE/FEMALE/TOTAL · PRODUCT / SERVICE	· YEAR ESTABLISHED · ZONING CATEGORY · LAND USE CODE	· BUILDING AREA (m^2 · PROPERTY AREA (ha · EMPLOYMENT DENSIT
384 Millen Avenue Stoney Creek Elastics K. Heidt 664-4055	M-30, F-90, T-120 Narrow Fabrics	1982 M3 43	9382.90 2.02 59
390 Millen Avenue Dempsters Bread Division of Corporate Foods Ltd. Maurice M. Pascoe 561-1553	M-7, F-1, T-8 Wholesale Sales, Bakery Products	1980 M3 69	1672.20 2.14 4
400 Millen Avenue B. B. F. Machine Shop Eain Thomson 662-3635	M-49, F-6, T-55 General Machine Shop	1978 M3 43	2601.20 0.38 145
428 Seaman Street D. D. Custom Steel Products Ltd. Joe DeTina 664-4245	M-10, F-2, T-12 Machine Shop	1976 M3 43	650.30 0.29 41
432-468 Seaman Street Domglas Inc. D. A. David 544-3741	M-7, F-0, T-7 Warehousing of Glass Containers	1974 M3 53	18301.30 5.60 1
441 Seaman Street Stoney Creek Mechanical Hugh Pancoast 560-7010	M-25, F-2, T-27 Millwrighting, Rigging Steel Fabricating	1981 M3 43	464.50 0.73 42
443 Seaman Street Stoney Creek Spring Service Ltd. James Elliot 561-1533	M-3, F-1, T-4 Installation and Repairs of Springs in Heavy Duty Vehicles	1981 M3 66	464.50 * **
455 Seaman Street William L. Sears and Associates Limited Wm. L. Sears 662-7997	M-13, F-3, T-16 Consulting Engineers	1973 M3 74	464.50 0.30 53
463 Seaman Street McCabe Bros. Steel Inc. Norm McCabe 662-1161	M-32, F-2, T-34 Custom Steel Fabricators	1973 M3 43	1207.70 0.49 69
470 Seaman Street ITT Grinnell Ross Penna 335-9606	M-25, F-8, T-33 Steel Pipe, Fitting & Valve Distributor	1974 M3 43	6345.07 2.67 12

• PROPERTY ADDRESS • NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	• NO. OF EMPLOYEES MALE/FEMALE/TOTAL • PRODUCT / SERVICE	• YEAR ESTABLISHED • ZONING CATEGORY • LAND USE CODE	• BUILDING AREA (m^2) • PROPERTY AREA (ha.) • EMPLOYMENT DENSITY
475 Seaman Street Wabco Ltd. J. R. Pier 561-8700	M-343, F-70, T-413 Manufacture of Braking Equipment for the Rail Industry	1975 M2, M3 43	17520.94 7.28 57
500 Seaman Street Continental Distribution Group Keith E. Pifer 560-6311	M-3, F-1, T-4 Warehousing	1976 M3 53	12077.00 2.53 2
512 Seaman Street Samuel, Son & Co. Ltd. Bob Johnston 662-6022	M-33, F-1, T-34 Steel Service Centre - Slitting, Flame Cutting	1974 M3 64	5736.30 1.37 25
460 South Service Road Crothers Limited Robert Astley 561-5901	M-29, F-3, T-32 Parts, Sales & Service of Tractors, Trucks	1972 M2 66	929.00 1.61 20

INDUSTRIAL MALLS

PROPERTY ADDRESS: 491-515 Arvin Avenue
NAME OF MALL: Industrial Condominiums
CONTACT NAME: Truman Jess
PHONE NUMBER: 664-4950
YEAR ESTABLISHED: 1981
ZONING CATEGORY: M3

PROPERTY AREA (ha.): 0.70
TOTAL BUILDING AREA (m^2): 1560.72
NUMBER OF BUILDINGS: 1
NUMBER OF UNITS: 9
NUMBER OF EMPLOYEES: 32
EMPLOYMENT DENSITY: 46

• UNIT ADDRESS • NAME OF BUSINESS • CONTACT NAME AND PHONE NUMBER	•NO. OF EMPLOYEES MALE/FEMALE/TOTAL •PRODUCT / SERVICE	•YEAR ESTABLISHED •LAND USE CODE	•BUILDING AREA (m^2)
495 Arvin Avenue Battlefield Equipment Rentals Ltd. W. R. Attwell 662-3118	M-11, F-2, T-13 Construction Equipment, Sales, Rentals & Service	1981 66	464.50
503 Arvin Avenue Head & Block Specialty Thomas J. Kulakowsky 664-1600	M-2, F-0, T-2 Machine Shop	1982 43	130.06
509 Arvin Avenue Norglass Fibreglass T. Atherton 662-5855	M-1, F-0, T-1 Manufacture Fibreglass parts for cars	1981 43	130.06
513 Arvin Avenue W. Austin Poultry Equipment Ltd. Wil Austin 662-4482	M-2, F-1, T-3 Poultry Processing Equipment	1981 66	130.06
515 Arvin Avenue Simplex Int'l Time Equipment Co. Ltd. Don Eisnor 560-0995	M-10, F-3, T-13 Sales & Service of Time Equipment, Fire Alarm Systems	1981 66	278.70

INDUSTRIAL MALLS

PROPERTY ADDRESS:	429 DeWitt Road	**PROPERTY AREA (ha.):**	0.95
NAME OF MALL:	DeWitt Road Mall	**TOTAL BUILDING AREA (m^2):**	3828.69
CONTACT NAME:	Edmund Zabel	**NUMBER OF BUILDINGS:**	1
PHONE NUMBER:	627-0345 or 662-6916	**NUMBER OF UNITS:**	15
YEAR ESTABLISHED:	1979	**NUMBER OF EMPLOYEES:**	76
ZONING CATEGORY:	M2	**EMPLOYMENT DENSITY:**	80

• UNIT ADDRESS • NAME OF BUSINESS • CONTACT NAME AND PHONE NUMBER	•NO. OF EMPLOYEES MALE/FEMALE/TOTAL •PRODUCT / SERVICE	•YEAR ESTABLISHED •LAND USE CODE	•BUILDING AREA (m^2)
429 DeWitt Road, Unit 1 R. & S. Tech. Services Ltd. Leon Rightmayer 662-3353	M-5, F-1, T-6 Machining, Balancing & Grinding	1980 43	260.12
429 DeWitt Road Thames Valley Beverages M. Dudla 662-7471	M-7, F-0, T-7 Service & Equipment Installation	1979 66	264.77
429 DeWitt Road, Units 3-5 Tube-Mac Installations Ltd. Gary MacKay 662-6916	M-21, F-3, T-24 Hydraulic Assembly & Installations	1980 66	929.00
429 DeWitt Road, Unit 6 Vacumax Tom Gibson 578-0044	M-4, F-0, T-4 Waste Disposal Tanks (Office)	1981 71	260.12
429 DeWitt Road, Unit 7 Cantelco Communications Inc. Stan Carey 662-6001	M-10, F-1, T-11 Sales,Installation & Service of Telephone Communications Systems	1981 66	260.12
429 DeWitt Road, Unit 8 Volcano Incorporated Lorne Nolan 561-1104 or 662-3398	M-6, F-1, T-7 Boiler Sales & Service Energy Conservation Products	1981 66	264.30
429 DeWitt Road, Unit 10 Van Rijn Enterprises Ltd. Bob Van Rijn 664-5665	M-5, F-1, T-6 Manufacture Curtains for Greenhouses	1980 43	260.12
429 DeWitt Road, Unit 15 Meldor Equipment Ltd. John Trussler 560-6216	M-4, F-1, T-5 Hydraulic Equipment Sales & Service	1981 66	260.12

• UNIT ADDRESS • NAME OF BUSINESS • CONTACT NAME AND PHONE NUMBER	•NO. OF EMPLOYEES MALE/FEMALE/TOTAL •PRODUCT / SERVICE	•YEAR ESTABLISHED •LAND USE CODE	•BUILDING AREA (m^2)
429 DeWitt Road Negus Precision Ltd. Mr. Negus 662-3121	M-1, F-1, T-2 Machining Service	1982 43	260.12

INDUSTRIAL MALLS

PROPERTY ADDRESS:	428 Millen Avenue	**PROPERTY AREA (ha.):**	1.98
NAME OF MALL:	Millen Industrial Mall	**TOTAL BUILDING AREA (m^2):**	8134.70
CONTACT NAME:	Wendy Brown (Cadillac Fairview	**NUMBER OF BUILDINGS:**	1
PHONE NUMBER:	494-7111 Corp. Ltd.)	**NUMBER OF UNITS:**	28
YEAR ESTABLISHED:	1976	**NUMBER OF EMPLOYEES:**	109
ZONING CATEGORY:	M2	**EMPLOYMENT DENSITY:**	56

• UNIT ADDRESS • NAME OF BUSINESS • CONTACT NAME AND PHONE NUMBER	•NO. OF EMPLOYEES MALE/FEMALE/TOTAL •PRODUCT / SERVICE	•YEAR ESTABLISHED •LAND USE CODE	•BUILDING AREA (m^2)
428 Millen Avenue, Unit 1 Trow Limited M. H. MacKay 560-3001	M-14, F-5, T-19 Consulting Engineers, Quality Control & Testing of Soils, Rock, Etc.	1976 74	445.92
428 Millen Avenue Wajax Industries Don MacKenzie 545-8250	M-15, F-1, T-16 Material Handling Equipment	1977 66	278.70
428 Millen Avenue Loomis Courier Service Ltd. W. G. Frizzell 677-7101	M-11, F-4, T-15 Courier (parcel delivery service)	1977 73	278.70
428 Millen Avenue, Unit 8 Tech-Wiser Design & Manufacturing Ltd. Pino DiBacco 664-5194	M-4, F-1, T-5 Metal Fabricating	1979 43	290.31
428 Millen Avenue Munck Canada Ltd. W. Martens 662-5117	M-0, F-0 , T-0 Lease Bay for Storage & Assembly	1980 53	278.70
428 Millen Avenue, Unit 10 Toronto & Hamilton Auto Electric Ltd. Bev Harrison 662-3816	M-3, F-2, T-5 Automotive & Industrial Electrical Parts & Service	1979 64	290.31
428 Millen Avenue, Unit 12 Alcan Building Products H. Hughey 561-1424	M-3, F-2, T-5 Warehouse & Distribution Centre	1976 53	863.97

• UNIT ADDRESS • NAME OF BUSINESS • CONTACT NAME AND PHONE NUMBER	•NO. OF EMPLOYEES MALE/FEMALE/TOTAL •PRODUCT / SERVICE	•YEAR ESTABLISHED •LAND USE CODE	•BUILDING AREA (m^2)
428 Millen Avenue Canadian Fine Color Co. Ltd. R. Griffin 664-2300	M-2, F-1, T-3 Suppliers of Graphic Industry, Warehouse & Sales Office	1981 53	157.93
428 Millen Avenue The Group at Cox Debbie Ramsay 662-4917	M-0, F-0, T-0 Lease Warehouse Space	1979 53	580.63
428 Millen Avenue Whakatene Holdings Ltd. Mr. A. Murray 662- 3537	M-7, F-0, T-7 Recycle Plastic	1980 43	1579.30
428 Millen Avenue Encyclopedia Brittanica Publications Ltd. Mr. R. Fraser 662-4055	M-2, F-0, T-2 Sales Office	1980 62	580.63
428 Millen Avenue M.C.C. Powers T. W. Fitter 560-3837	M-10, F-1, T-11 Manufacture and Subcontractors of Automatic Temperature Control, Sales Office	1980 66	278.70
428 Millen Avenue Lytle Specialties Ltd. R. J. Dell 662-5522	M-6, F-2, T-8 Manufacturers & Distributors of Industrial Valve & Specialty Pipeline Products	1978 43	580.63
428 Millen Avenue Precision Wood Heat System Mel Oswald 662-5324	M-1, F-0, T-1 Wholesale Distributor of Wood Burning Stoves	1980 69	157.93
428 Millen Avenue, Unit 18 Pontefract Controls Ltd. Larry Pontefract 560-4542	M-4, F-1, T-5 Distribution of Electrical Control Panels	1982 69	157.93
428 Millen Avenue, Unit 2 Bell Communications Systems Inc. (BSCI) Robert Dyer 664-2000	M-6, F-1, T-7 Telephone System Sales & Service	1982 66	278.70

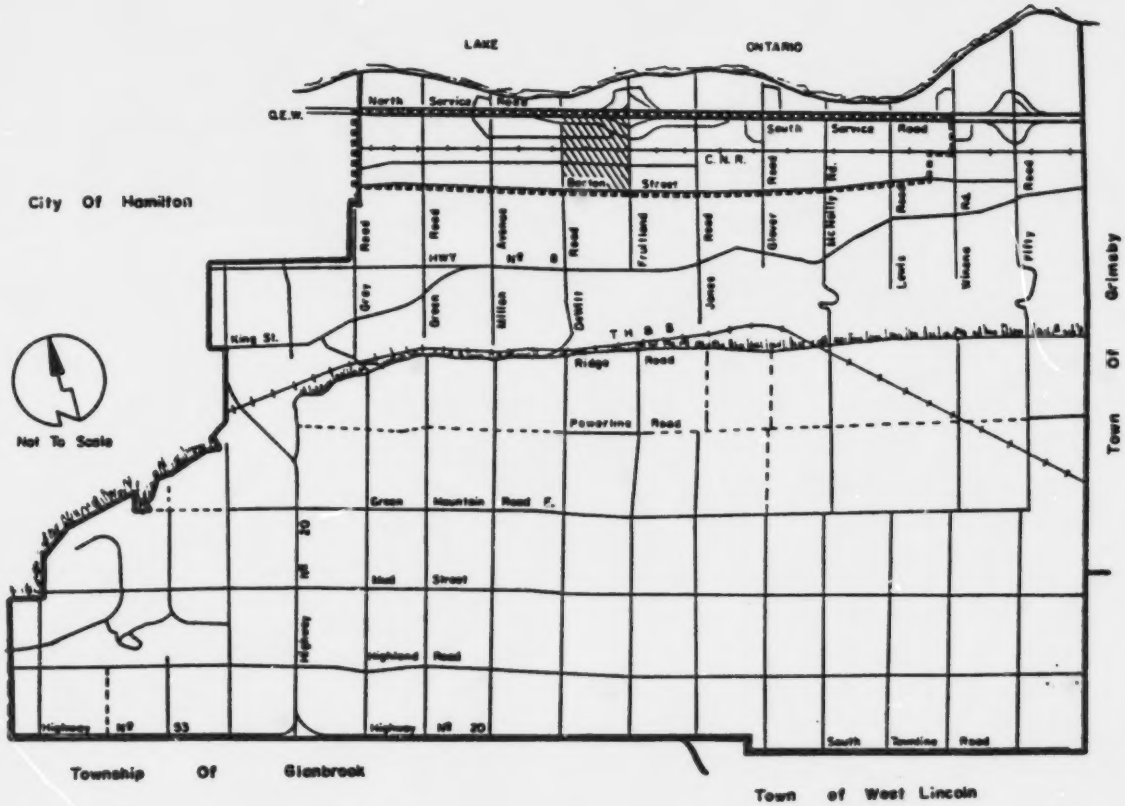
INDUSTRIAL MALLS

PROPERTY ADDRESS :	418-420 Millen Avenue 415-437 Seaman Street	PROPERTY AREA (ha.) :	1.82
NAME OF MALL :	Seaman Industrial Mall	TOTAL BUILDING AREA (m^2) :	5254.47
CONTACT NAME :	M. Ferkul	NUMBER OF BUILDINGS :	2
PHONE NUMBER :	648-4592	NUMBER OF UNITS :	7
YEAR ESTABLISHED :	1974	NUMBER OF EMPLOYEES :	120
ZONING CATEGORY :	M3	EMPLOYMENT DENSITY :	66

• UNIT ADDRESS • NAME OF BUSINESS • CONTACT NAME AND PHONE NUMBER	•NO. OF EMPLOYEES MALE/FEMALE/TOTAL •PRODUCT / SERVICE	•YEAR ESTABLISHED •LAND USE CODE	•BUILDING AREA (m^2)
418-420 Millen Avenue Daly Patterns & Mold Works Ltd. Edward Daly 662-1652	M-25, F-4, T-29 Wood Pattern Specialists for Electrical Industry	1982 43	162.58
415 Seaman Street Munck Canada Ltd. W. Martens 662-5117	M-16, F-2, T-18 Fabrication of Overhead Cranes	1979 44	1114.80
419-423 Seaman Street Systems 5 Fabricating Ltd. William Foulds 662-4373	M-5, F-1, T-6 Metal Fabricating	1979 43	1438.00
425 Seaman Street Repro Plastics Jan Van Eck 662-2162	M-8, F-30, T-38 Typewriter Parts - Manufacture	1980 44	1021.90
431 Seaman Street Goodhost Foods Ltd. Bill Russ 561-3051	M-9, F-2, T-11 Food Supplies	1975 69	464.50
433 Seaman Street Aluglass Ltd. Mr. L. Feher 648-4592	M-1, F-0, T-1 Warehouse .	1974 53	445.92
437 Seaman Street Bartek Chemical Co. Ltd. David Strauch 561-1341	M-15, F-2, T-17 Chemical Product - Malic Acid	1977 43	445.92

TOWN OF STONEY CREEK
INDUSTRIAL INVENTORY

SECTION IV



Industrial Corridor

Section IV (Area South Of Q.E.W., West Of Fruitland Road North Of Barton Street, East Of DeWitt Road.)

· PROPERTY ADDRESS · NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	· NO. OF EMPLOYEES MALE/FEMALE/TOTAL · PRODUCT / SERVICE	· YEAR ESTABLISHED · ZONING CATEGORY · LAND USE CODE	· BUILDING AREA (m^2) · PROPERTY AREA (ha.) · EMPLOYMENT DENSITY
563 Barton Street Levi Strauss, Canada Erwin Kamenz 643-4143	M-21, F-202, T-223 Garment Manufacturer	1981 M1 43	8175.20 5.87 38
589 Barton Street Don's Portable - Sanitary Toilets D. Des Rochers 643-3104	M-1, F-0, T-1 Rentals of Sanitary Toilets	1980 M1 67	69.68 1.00 1
2 Commerce Court Garden City Oxygen Ltd. Allan Moore 684-9486	M-2, F-0, T-2 Welding Supply Outlet	1982 M1 66	359.96 0.19 11
12 Commerce Court Star Ornamental Co. Ltd. Joseph Golini 643-3333	M-5, F-0, T-5 Metal Fabricating, Ornamental Railings, Structural Steel	1982 M1 43	492.37 0.21 24
342 DeWitt Road Vickers-Warnick Ltd. M. Pickfield 560-6700	M-20, F-8, T-28 Mechanical & Fluid Power Transmission Distributor	1979 M1 69	929.00 0.40 70
348 DeWitt Road D. C. Chrome B. Castledine 662-5283	M-3, F-1, T-4 Chrome Plating Shop	1979 M1 64	185.80 0.84 5
362 DeWitt Road Stationers Warehousing Limited Jack Springstead 662-4939	M-15, F-17, T-32 Wholesale Stationery Distribution	1970 M3 69	2415.40 0.81 40
438 DeWitt Road Jack E. Viau Welding Service J. Viau 664-6014	M-1, F-0, T-1 Welding Service	1960 M2 64	167.22 0.38 3
369 Fruitland Road Mark's Diesel Services Mark Csatary 643-3331	M-5, F-0, T-5 Work on Diesel Vehicles	1980 M3 66	232.25 3.41 1
540 Seaman Street Triten Corporation Canada Ltd. James Stevenson 643-4191	M-14, F-3, T-17 Manufacture and Fabricate Abrasion Resistant Plate Repair Catalyst Side Valves for Refineries	1977 M3 43	836.10 0.61 28

• PROPERTY ADDRESS • NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	• NO. OF EMPLOYEES MALE/FEMALE/TOTAL • PRODUCT / SERVICE	• YEAR ESTABLISHED • ZONING CATEGORY • LAND USE CODE	• BUILDING AREA (m^2) • PROPERTY AREA (ha.) • EMPLOYMENT DENSITY
550 Seaman Street Neo Industries R. Nadeau 643-4171 or 549-3514	M-31, F-7, T-38 Industrial Hard Chrome Plating and Machining	1975 M3 43	1439.95 1.32 29
560 Seaman Overland Express W. Scott 643-4173	M-37, F-6, T-43 Transport Company	1981 M3 51	1114.80 2.09 21
590 South Service Road G. W. Robinson Company Ltd. Mr. Brand 643-4053	M-46, F-19, T-65 Warehouse, Retail Sales	1976 M2 61	12541.50 2.84 23
540 Queen Elizabeth Way Carpenter Die Casting Co. Ltd. Norman Carpenter 664-4474	M-16, F-5, T-21 Manufacture of Zinc and Aluminum Die Castings	1948 M2 43	2787.00 0.51 41

INDUSTRIAL MALLS

PROPERTY ADDRESS :	338-340 DeWitt Road	**PROPERTY AREA (ha.) :**	0.54
NAME OF MALL :	Cue Industrial Mall	**TOTAL BUILDING AREA (m^2) :**	854.68
CONTACT NAME :	Truman Jess	**NUMBER OF BUILDINGS :**	1
PHONE NUMBER :	561-5363	**NUMBER OF UNITS :**	9
YEAR ESTABLISHED :	1972	**NUMBER OF EMPLOYEES :**	65
ZONING CATEGORY :	M1	**EMPLOYMENT DENSITY :**	120

• UNIT ADDRESS • NAME OF BUSINESS • CONTACT NAME AND PHONE NUMBER	•NO. OF EMPLOYEES MALE/FEMALE/TOTAL •PRODUCT / SERVICE	•YEAR ESTABLISHED •LAND USE CODE	•BUILDING AREA (m^2)
338 DeWitt Road Jim Swanwick Elect. Ltd. Jim Swanwick 945-5039	M-2, F-0, T-2 Electrical Contracting Storage Only	1980 53	44.13
338 DeWitt Road, Unit 4 Rymal Manufacturing Ltd. Bill Newmann No telephone	M-2, F-0, T-2 Plastic Moulding	1972 43	37.16
338 DeWitt Road Automotive Technical Services Ltd. Louis Groff 664-5405	M-1, F-0, T-1 Automotive Equipment Service	1979 64	58.06
338 DeWitt Road, Unit 8 McMillan Roofing Ltd. Donald L. McMillan 560-4400 or 662-6441	M-13, F-1, T-14 Built-up Roofing & Sheet Metal Contractor	1976 49	107.02
340 DeWitt Road Dynamic Steel Fabricators Ltd. Eckhard Kries 561-0911	M-23, F-2, T-25 Metal Fabricating	1972 43	92.9
T. W. Developments Ltd. 338 DeWitt Road Truman Jess 664-4950	M-1, F-0, T-1 Land Development	1972 71	92.9
Cue Construction Ltd. 338 DeWitt Road Frank Tetnaowitch 561-5363	M-19, F-1, T-20 Construction	1972 71	92.9

INDUSTRIAL MALLS

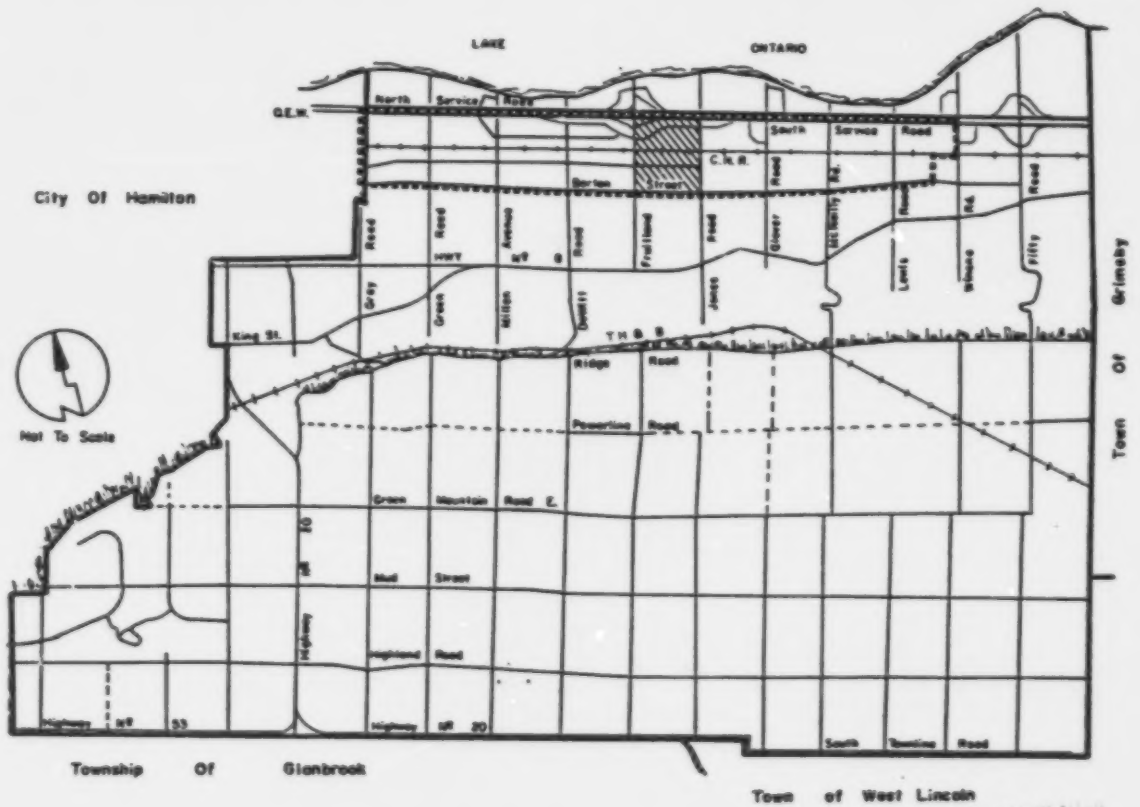
PROPERTY ADDRESS :	530 Seaman Street	**PROPERTY AREA (ha.) :**	1.00
NAME OF MALL :	DiGregorio Industrial Mall	**TOTAL BUILDING AREA (m^2) :**	1727.94
CONTACT NAME :	Elisabeth DiGregorio	**NUMBER OF BUILDINGS :**	1
PHONE NUMBER :	648-1235	**NUMBER OF UNITS :**	16
YEAR ESTABLISHED :	1979	**NUMBER OF EMPLOYEES :**	44
ZONING CATEGORY :	M3	**EMPLOYMENT DENSITY :**	44

• UNIT ADDRESS • NAME OF BUSINESS • CONTACT NAME AND PHONE NUMBER	•NO. OF EMPLOYEES MALE/FEMALE/TOTAL •PRODUCT / SERVICE	•YEAR ESTABLISHED •LAND USE CODE	•BUILDING AREA (m^2)
530 Seaman Street, Unit 1 A & M Machine Shop Mr. Albert 664-2525	M-2, F-0, T-2 Machine Shop	1981 43	204.38
530 Seaman Street, Unit 2 L. B. Foster-Canada Ltd. D. H. Buckland 662-3360	M-2, F-1, T-3 Specialty Steel Warehouse, Sales	1981 53	92.90
530 Seaman Street, Unit 3 Promold Dan Bruneau 662-5356	M-3, F-0, T-3 Injection Moulds & Moulding	1980 43	111.48
530 Seaman Street, Unit 4 Montgomery Elevator Co. Ltd. Brian Taylor 662-4994	M-13, F-1, T-14 Installation, Maintenance & Service of Elevators & Escalators	1980 66	139.35
530 Seaman Street, Unit 6 Tubefit Limited Bill Gansler 560-3323	M-3, F-0, T-3 Industrial Distribution, Sales Office & Warehouse	1980 66	130.06
530 Seaman Street, Unit 7 Mac & Mac Distribution Ltd. R. W. Young 664-2110	M-2, F-2, T-4 Filters for Industry	1982 66	204.38
530 Seaman Street, Unit 8 Levitt Safety Ltd. Mrs. Stewart 662-2905	M-1, F-1, T-2 Safety Company, Branch & Sales Office	1980 73	204.38

• UNIT ADDRESS • NAME OF BUSINESS • CONTACT NAME AND PHONE NUMBER	•NO. OF EMPLOYEES MALE/FEMALE/TOTAL •PRODUCT / SERVICE	•YEAR ESTABLISHED •LAND USE CODE	•BUILDING AREA (m^2)
530 Seaman Street, Unit 9 Flo Components Ltd. G. Dechert 664-4428	M-2, F-0, T-2 Industrial Supply of Lubrication & Paint Equipment	1981 66	78.97
530 Seaman Street, Unit 11 Gilbert Plumbing & Heating Ltd. Gilbert DiGregorio 560-2158	M-10, F-1, T-11 Plumoing & Heating	1981 49	204.38

TOWN OF STONEY CREEK
INDUSTRIAL INVENTORY

SECTION V



URBAN RESEARCH CENTRE
McMASTER UNIVERSITY
HAMILTON, ONTARIO

Industrial. Corridor

Section V (Area South Of Q.E.W., West Of Jones Road North Of Barton Street, East Of Fruitland Road.)

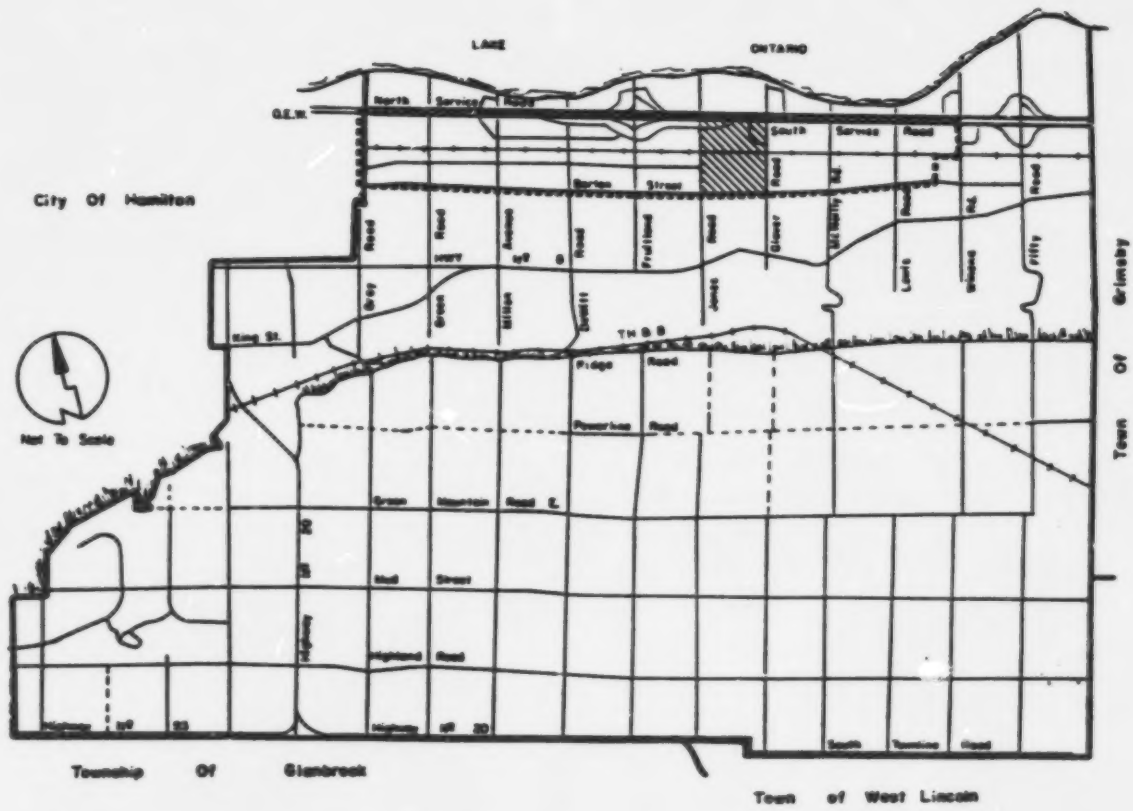
• PROPERTY ADDRESS • NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	• NO. OF EMPLOYEES MALE/FEMALE/TOTAL • PRODUCT / SERVICE	• YEAR ESTABLISHED • ZONING CATEGORY • LAND USE CODE	• BUILDING AREA (m^2) • PROPERTY AREA (ha.) • EMPLOYMENT DENSITY
665 Arvin Avenue Forcro Ltd. M. Stapleford 643-4111	M-17, F-11, T-28 General Machining Induction, Hardening & Grinding	1973 M6 43	2118.12 1.46 19
675 Arvin Avenue Ford-Smith Machine Co. Ltd. V. G. Lamont 643-1273	M-47, F-3, T-50 Metal Fabricating	1974 M6 43	4923.70 2.51 20
682 Arvin Avenue Decor Precast Co. Ltd. James L. Thoms 643-1277	M-11, F-1, T-12 Manufacturer of Precast Patio Stones, Concrete Sidewalk Slabs and Paving Stones	1968 M6 42	1114.80 1.42 8
687 Arvin Avenue Custom Iron & Machinery George Pflieger 643-4160	M-13, F-1, T-14 Metal Fabricating	1982 M6 43	1579.30 1.01 14
695 Arvin Avenue Regional Die Casting Ltd. A. S. Corso 561-6943	M-12, F-40, T-52 Manufacturer of Zinc Base Die Castings	1974 M3 43	2787.00 1.62 32
696 Arvin Avenue Delmar Contracting Ltd. Gary Jones 643-4151	M-45, F-1, T-46 General Contracting	1980 M6 49	175.63 1.47 31
725 Arvin Avenue Greif Containers Inc. Alf Jablonski 643-1741	M-12, F-12, T-24 Metal Fabricating Small Parts	1968 M6 43	1486.40 0.32 75
739 Arvin Avenue H. S. Bartram Ltd. H. S. Bartram 643-3501	M-3, F-0, T-3 Lumber Yard	1971 M6 69	278.70 1.42 8
733 Barton Street Barton Metal Works Ltd. Mr. A. DiCristofaro 643-4161	M-33, F-2, T-35 Metal Fabricating	1975 M6 43	2043.80 0.20 175

• PROPERTY ADDRESS • NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	• NO. OF EMPLOYEES MALE/FEMALE/TOTAL • PRODUCT / SERVICE	• YEAR ESTABLISHED • ZONING CATEGORY • LAND USE CODE	• BUILDING AREA (m^2) • PROPERTY AREA (ha.) • EMPLOYMENT DENSITY
336 Fruitland Road Da-Lee Excavating Ltd. Dave Rogers 643-1135	M-4, F-1, T-5 Sewer & Water Installations, Grading & Equipment Rentals	1952 M6 49	92.90 0.30 27
344 Fruitland Road Kan-Roll Shutters Ltd. H. Bader 662-6552 or 662-1311	M-2, F-1, T-3 Storage of Aluminium Windows & Door Shutters Assembly	1982 M6 53	418.05 * **
350 Fruitland Road Idlewood Trucking Co. Limited Thomas L. Kummer 643-1241	M-15, F-2, T-17 Haulage of Scrap Iron & Metals	1970 M6 51	464.50 1.32 13
404 Fruitland Road Dominion Auto Supply & Wrecking Co. Ltd. Bernard Katz 643-1205	M-26, F-3, T-29 Automobile & Auto Parts Sales - New & Used	1965 R 52	2136.70 5.87 5
323 Jones Road Kubes Steel Fabricating Ltd. Joe Kubes 643-1525	M-8, F-0, T-8 Metal Fabricating	1974 M6 43	278.70 0.40 20
349 Jones Road Town of Stoney Creek Works Yard Tom Simms 643-3755	M-30, F-0, T-30 Works Yard and Storage	1967 P,M6 52	1532.85 2.23 13
371 Jones Road E. D. Smith & Sons Ltd. A. L. Parker 643-1211	M-0, F-0, T-0 Pure Food Manufacturer - Storage Only	1980 M6 52	No Building 2.52 0
11 Sunnyhurst Avenue J. S. Rentals John Szewczuk 643-2985	M-1, F-2, T-3 Rental Service of General Equipment	1979 M6 67	139.35 0.84 4
14 Sunnyhurst Avenue Hamilton Steeplejacks Ltd. Perry Hamilton 643-3344	M-4, F-1, T-5 Service & Parts for Overhead Cranes	1961 ER2 66	46.45 0.20 25

· PROPERTY ADDRESS · NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	· NO. OF EMPLOYEES MALE/FEMALE/TOTAL · PRODUCT / SERVICE	· YEAR ESTABLISHED · ZONING CATEGORY · LAND USE CODE	· BUILDING AREA (m^2) · PROPERTY AREA (ha.) · EMPLOYMENT DENSITY
60 Sunnyhurst Avenue Matterhorn Construction J. Gallegher 643-3711 or 529-1123	M-0, F-0, T-0 Storage Yard for Construction Equipment	1972 M6 52	No Building 0.76 0

TOWN OF STONEY CREEK
INDUSTRIAL INVENTORY

SECTION VI



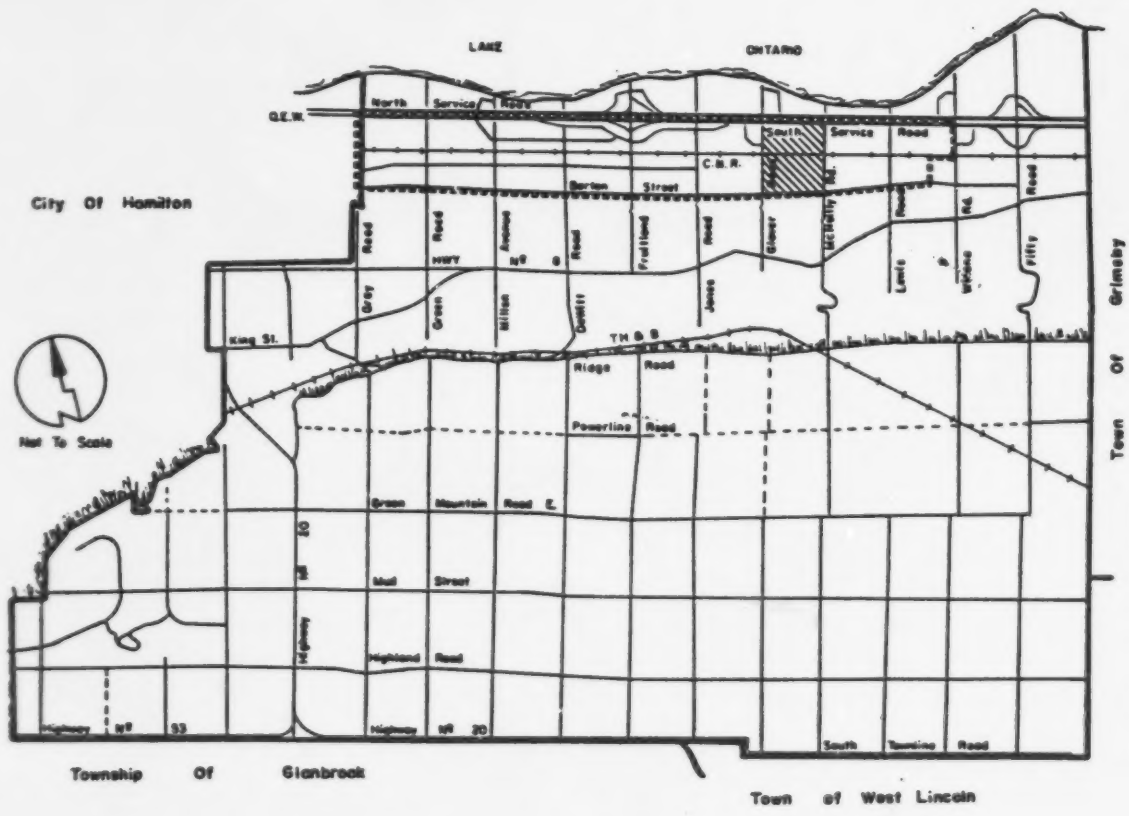
Industrial Corridor

Section VI (Area South Of Q.E.W., West Of Glover Road North Of Barton Street, East Of Jones Road.)

• PROPERTY ADDRESS • NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	• NO. OF EMPLOYEES MALE/FEMALE/TOTAL • PRODUCT / SERVICE	• YEAR ESTABLISHED • ZONING CATEGORY • LAND USE CODE	• BUILDING AREA (m^2) • PROPERTY AREA (ha.) • EMPLOYMENT DENSITY
837 Barton Street Skids Trucking Ltd. R. Marks 643-3045	M-3, F-0, T-3 Garbage Pick Up	1976 M1 51	30.00 0.46 7
425 Glover Road Dofasco H. Ireland 544-3761	M-2, F-0, T-2 Storage for Spare Parts	1979 M6 52	37.16 18.11 0
332 Jones Road Solar Erectors Inc. Mario Franciosa 560-1135 or 643-1829	M-20, F-1, T-21 Construction - Installation of Concrete Hollow Core Floor and/or Roof Planks	1974 M2 49	830.62 1.99 13
332 Jones Road Trend Setter Sales E. Boyd 643-4157	M-1, F-4, T-5 Plastic Wares Distributor	1981 M2 62	557.40 * **
350 Jones Road Westpile Inc. J. P. Lynch 643-1237	M-5, F-2, T-7 Pile-driving	1981 M6 49	464.50 0.73 18
350 Jones Road Cordial Catering R. P. Southwell 643-1251	M-2, F-1, T-3 Catering Service for Banquets	1982 M6 65	92.90 * **
350 Jones Road Creative Leasing Inc. B. B. Everest 643-3098	M-2, F-1, T-3 Leasing of Appliances Sale of Appliances	1972 M6 67	139.35 * **
358 Jones Road Standard Slag Cement Company Paul Coulson 643-4101	M-23, F-0, T-23 Manufacture of Slag Cement	1978 M6 42	1649.90 2.62 9
400 Jones Road Chipman Chemicals Ltd. I. Warr 643-4123	M-90, F-30, T-120 Agricultural Chemical Warehousing Manufacturer	1973 M6 43	11148.00 8.07 15

TOWN OF STONEY CREEK
INDUSTRIAL INVENTORY

SECTION VII



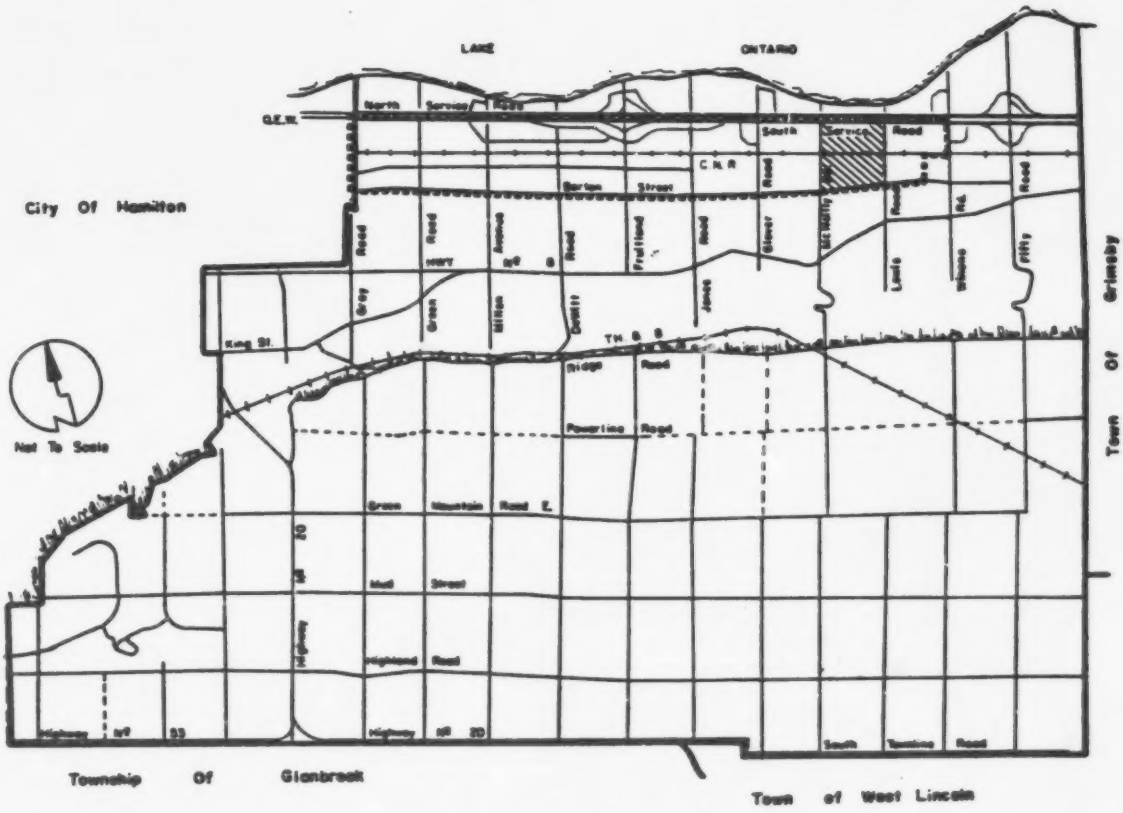
Industrial Corridor

Section VII (Area South Of Q.E.W., West Of McNeilly Road North Of Barton Street, East Of Glover Road.)

· PROPERTY ADDRESS · NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	· NO. OF EMPLOYEES MALE/FEMALE/TOTAL · PRODUCT / SERVICE	· YEAR ESTABLISHED · ZONING CATEGORY · LAND USE CODE	· BUILDING AREA (m^2) · PROPERTY AREA (ha.) · EMPLOYMENT DENSITY
420 Glover Road Industrial Tooling & Machining George Yanakovic 643-2937	M-5, F-1, T-6 Tool & Die, Custom Machining, Production Machining	1976 M6 43	418.05 2.43 2

TOWN OF STONEY CREEK
INDUSTRIAL INVENTORY

SECTION VIII



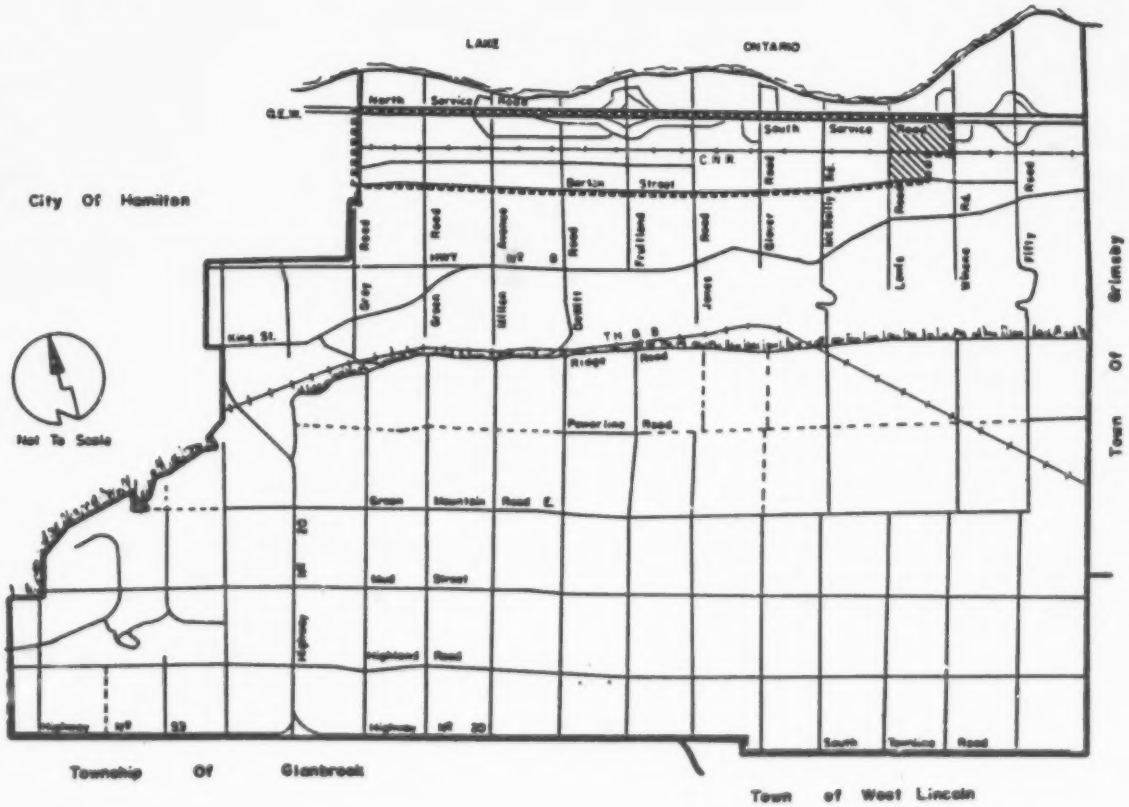
Industrial Corridor

Section VIII (Area South Of Q.E.W., West Of Lewis Road
North Of Barton Street, East Of McNeilly Road)

• PROPERTY ADDRESS • NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	• NO. OF EMPLOYEES MALE/FEMALE/TOTAL • PRODUCT / SERVICE	• YEAR ESTABLISHED • ZONING CATEGORY • LAND USE CODE	• BUILDING AREA (m^2) • PROPERTY AREA (ha.) • EMPLOYMENT DENSITY
1067 Barton Street Hamilton Builders' Supply Limited Peter Head 643-1271	M-3, F-0, T-3 Builders' Supplies Other Than Lumber	1973 M6 69	371.60 1.76 2
1095 Barton Street Gene Yacura Woodworking Gene Yacura 643-3201	M-1, F-0, T-1 Woodworking	1979 R 43	102.19 0.20 5

TOWN OF STONEY CREEK
INDUSTRIAL INVENTORY

SECTION IX



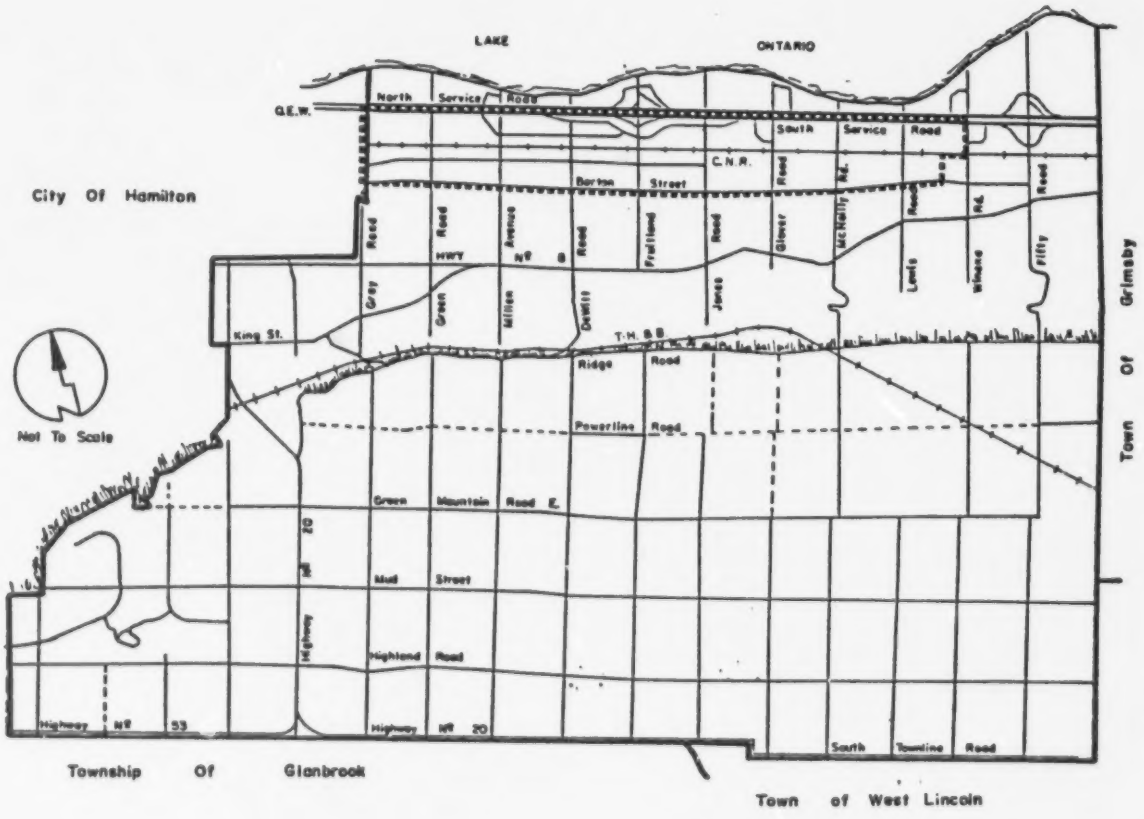
Industrial Corridor

Section IX (Area South Of Q.E.W., West Of Winona Road North Of Barton Street, East Of Lewis Road.)

• PROPERTY ADDRESS • NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	• NO. OF EMPLOYEES MALE/FEMALE/TOTAL • PRODUCT / SERVICE	• YEAR ESTABLISHED • ZONING CATEGORY • LAND USE CODE	• BUILDING AREA (m^2) • PROPERTY AREA (ha.) • EMPLOYMENT DENSITY
410 Lewis Road Skyway Steel Limited Joseph Ragogna 643-2914	M-3, F-1, T-4 Metal Fabricating	1964 M6 43	278.70 1.29 3
1200 South Service Road Ministry of Transportation & Communications District Garage E. Gracey 643-1231	M-105, F-0, T-105 Equipment Garage	1949 M6 52	1579.30 15.42 7
1216 South Service Road Fabris Industrial Manufacturing Ltd. Mario Fabris 643-4111	M-21, F-2, T-23 Custom Machine Shop	1970 M6 43	1800.00 1.2 19
411 Winona Road National Machining & Roll Forming H. Ruzicka 643-3669	M-4, F-0, T-4 General Machine Shop	1975 M6 43	278.70 0.39 10
417 Winona Road M. VanNoort & Sons Bulb Company Ltd. Albert Koudys 643-2152	M-1, F-0, T-1 Import Flower Bulbs, Warehouse, Distribution and Packing	1964 C3 69	278.70 0.23 4

TOWN OF STONEY CREEK
INDUSTRIAL INVENTORY

SECTION X



Industrial Corridor

Section X (Industries Located Outside Of The Industrial Corridor)

• PROPERTY ADDRESS • NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	• NO. OF EMPLOYEES MALE/FEMALE/TOTAL • PRODUCT / SERVICE	• YEAR ESTABLISHED • ZONING CATEGORY • LAND USE CODE	• BUILDING AREA (m^2) • PROPERTY AREA (ha.) • EMPLOYMENT DENSITY
300 Barton Street General Woodworking J. Sustersic 664-6054	M-4, F-1, T-5 Make Kitchen Cabinets	1960 ER3 43	966.16 0.66 8
55 Durham Road Cillis Printery Gordon H. Cillis 662-7464	M-1, F-1, T-2 Printing	1956 ER2 47	104.50 0.08 25
294 Fifty Road Pensteel Industries Ltd. G. Wilson 643-1225	M-10, F-0, T-10 Metal Manufacturing	1957 RR 43	1114.80 0.79 13
299 Fifty Road Winona Auto Service Stan Cegnar 643-1441	M-1, F-0, T-1 Auto Body Work Specializing in Fibreglass Parts	1979 ACU 64	120.77 0.10 10
341 First Road West Taro Aggregates Al Isaac 561-0303	M-12, F-4, T-16 Quarry (Stone), Asphalt & Landfill	1930 M5 33	1114.80 146.90 0
50 Green Mountain Road W. Al's Auto Body & Paint Shop Mr. Pederson 561-4294	M-3, F-0, T-3 Auto Body Work and Painting	1981 M6 64	297.28 3.95 1
50 Green Mountain Road W. Green Mountain Motors Mr. Lightle 573-3153	M-1, F-0, T-1 Automobile Motor Sales	1981 M6 61	139.35 * **
50 Green Mountain Road W. Toto's Auto Service and Performance Tuning Mr. Bustomante 578-2024	M-1, F-0, T-1 Automobile Garage, Repairs	1979 M6 64	195.09 * **

• PROPERTY ADDRESS • NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	• NO. OF EMPLOYEES MALE/FEMALE/TOTAL • PRODUCT / SERVICE	• YEAR ESTABLISHED • ZONING CATEGORY • LAND USE CODE	• BUILDING AREA (m^2) • PROPERTY AREA (ha.) • EMPLOYMENT DENSITY
82 Highland Road East Dorr Brothers Limited Dennis or Ralph Dorr 692-4432	M-28, F-3, T-31 Meat Packing Plant & Slaughterhouse	1966 A 42	1672.20 0.81 38
432 Highland Road East Highland Packers Ltd. John DeJonge 662-8396	M-24, F-10, T-34 Meat Packing & Slaughterhouse	1961 A 42	1532.85 6.09 6
103 Highway No. 8 Ferrell Builders Supplies Ltd. Mr. Ferrelli 662-8524	M-12, F-2, T-14 Retailer of Building Materials	1971 C3 62	520.24 0.40 35
439 Highway No. 8 Hayes-Dana Inc. D. Egoroff 662-8321	M-95, F-25, T-120 Manufacture Automotive Parts, Starters, Alterna- tors, Water Pumps, Clutches	1965 C2 44	11426.70 6.07 20
501 Highway No. 8 Leaside Equipment Inc. Lorne Paddock 662-7829	M-20, F-6, T-26 Truck Leasing & Transport Trucking	1964 ND 51	464.50 2.43 11
661 Highway No. 8 Saltfleet Wood Products Ludwig or Erna Adam 643-2669	M-2, F-1, T-3 Kitchen and Vanity Cabinet Making	1961 C3 43	278.70 0.61 5
873 Highway No. 8 Saltfleet Machining Ltd. L. W. Hamilton 643-2344	M-3, F-0, T-3 Machine Work - Flame Hardening, Gear & Sprocket Cutting	1960 RR 43	334.44 1.21 2
879 Highway No. 8 Shur-Hold Welding & Fabricating Ltd. E. DiPaolo 643-1911	M-2, F-0, T-2 Wrought Iron and Cast Iron Railing Fabricating	1950 RR 43	278.70 0.28 7
944 Highway No. 8 E.D. Smith & Sons Ltd. A.L. Parker 643-1211	M-257, F-123, T-380[1] Food Processing	1882 M6 42	28704.06 24.59 16
1421 Highway No. 8 Rice & Sons Monuments R. Rice 643-1027	M-1, F-0, T-1 Monument Inscription, Erection and Designing	1960 C3 43	92.90 0.57 2

1 This figure does not include seasonal workers which may be as high as 230 more during peak season.

• PROPERTY ADDRESS • NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	• NO. OF EMPLOYEES MALE/FEMALE/TOTAL • PRODUCT / SERVICE	• YEAR ESTABLISHED • ZONING CATEGORY • LAND USE CODE	• BUILDING AREA (m^2) • PROPERTY AREA (ha.) • EMPLOYMENT DENSITY
Highway No. 20 Parkdale Auto Parts Jack Katz 692-4412	M-8, F-0, T-8 Scrap Yard	1963 A 52	696.75 3.95 2
Highway No. 20 Mike's Auto Parts Barry Humphrey 692-3412	M-8, F-1, T-9 Automotive Dismantler & Recycler	1965 A 52	696.75 1.62 6
Highway No. 20 K.B.T. Holdings Inc. "Trojan" Dave Ross 561-7701	M-100, F-20, T-120 International Truck Transportation	1980 M6 51	1051.63 1.95 61
Highway No. 20 Maple Leaf Industrial Sales Ltd. J. Hepburn 560-9700	M-9, F-1, T-10 Ford Tractor and Equipment Distributor	1975 M6 66	232.25 3.40 3
Highway No. 20 Taalman Engineering Products Ltd. Bill Tongerden 692-3402	M-9, F-o, T-9 Welding and Fabricating	1979 M6 43	20.44 2.34 4
5 Jones Street Edward G. Robinson Ltd. Edward G. Robinson 662-8752	M-4, F-2, T-6 Oil Burner & Gas Burner Sales & Service	1950 RH 62	125.42 0.06 100
135 King Street East Stoney Creek Dairies Ltd. G. Dawson 662-4934	M-60, F-20, T-80 Produce and Sell Dairy Products	1931 C3 42	6874.60 1.16 69
73 King Street West Frank Taggart & Sons Inc. James Taggart 662-8823	M-4, F-0, T-4 Sheet Metal Contractors	1947 C1 43	292.64 0.09 44
11 Mountain Avenue South John Clough & Sons Ltd. John Clough 662-8556	M-5, F-2, T-7 Delivery of Oil Products, Installation of Furnaces and Air Conditioners	1950 C2 62	139.35 0.08 88
735 Mud Street Vinemount Auto Wreckers Gino Valvasori 643-2222 or 643-2144	M-5, F-0, T-5 Auto Wreckers & Body Shop	1975 A 52	92.90 31.64 0

· PROPERTY ADDRESS · NAME OF BUSINESS CONTACT NAME AND PHONE NUMBER	· NO. OF EMPLOYEES MALE/FEMALE/TOTAL · PRODUCT / SERVICE	· YEAR ESTABLISHED · ZONING CATEGORY · LAND USE CODE	· BUILDING AREA (m^2) · PROPERTY AREA (ha.) · EMPLOYMENT DENSITY
72 Pinelands Avenue Universal Welding Mr. Weatherill 561-8276	M-1, F-0, T-1 Repair Welding	1956 ER5 64	69.68 0.12 8
928 Queenston Road Brabant Newpapers Ltd. Roger G. Brabant 664-4455	M-20, F-44, T-64 Printing & Publishing of Newspapers, Advertisements & Flyers	1956 M1 47	1858.00 0.51 125
395 Second Road East Delmar Contracting Ltd. Bill Robinson 664-2414	M-2, F-0, T-2 Storage Yard	1966 A 52	55.74 4.10 0
611 Tapletown Road Davey Lumber and Building Supply Hans Wissel 662-6359	M-15, F-2, T-17 Specialize in Rough Lumber	1954 A 62	1635.04 2.45 7
451 Tenth Road East Armbro Materials & Construction Ltd. Bryan Burkhart 451-0690	M-2, F-0, T-2 Limestone Quarry	1929 M5 33	23.23 20.23 0
394 Winona Road Winona Equipment Sales & Service Ltd. V. L. Mazza 643-3212	M-1, F-0, T-1 Sales & Service of new and used equipment	1961 RR 66	464.50 0.16 6

ANALYSIS OF FINDINGS

ANALYSIS OF FINDINGS

EXISTING INDUSTRIAL USES

Existing Industrial Uses refers to properties on which the principal use is for industry. All manufacturing, resource extraction, storage, warehousing,offices and related industrial uses were defined as existing industries.

Some 340 properties in the Town have an existing industrial land use. These properties total 269 hectares (665 acres) within the Town's Industrial Corridor and 271 hectares (670 acres) outside the Industrial Corridor. Industries outside the Industrial Corridor are dispersed throughout the Town along major roads. The property area of the industries outside the Industrial Corridor consists mainly of resource extractive operations and non-conforming uses.

There are 387 industries within the Town. Of these industries, 354 companies (91%) are within the Town's Industrial Corridor and 33 companies (9%) are outside the Industrial Corridor. Within the Industrial Corridor there are 15 Industrial Malls comprising a total area of approximately 19 hectares (47 acres).

Existing industries within the Town comprise a total floor area of approximately 521,102 square metres (5,609,279 square feet). This figure is broken down with approximately 457,413 square metres (4,923,714 square feet) or 88% in the Town's Industrial Corridor and 63,689 square metres (685,565 square feet) or 12% in the area outside the Industrial Corridor.

The distribution of existing industrial floor area in the Town is shown in Table #1, "Industrial Floor Area". The majority of the industrial floor area is located in Sections I, II and III of the Industrial Corridor, i.e., the area of the Industrial Corridor extending from the Town's limits with the City of Hamilton to DeWitt Road. Seventy-three per cent of the total industrial floor area within the Town is concentrated in these three industrial sections.

The distribution of existing industrial uses within the Town by type of industrial activity is shown also in Table I and illustrated in Figure I, "Total Floor Space of Existing Industries". Table I and Figure I indicate that approximately 64% of the Town's total existing floor area is comprised of manufacturing industries, including raw materials and goods processing activities and product assembly operations. Sales and Services industries, including business plants and equipment sales and servicing, rental services and retail wholesaling

TABLE NO. 1

INDUSTRIAL FLOOR AREA

(Square Metres)

LAND USE*	SECTION I	SECTION II	SECTION III	SECTION IV	SECTION V	SECTION VI	SECTION VII	SECTION VIII	SECTION IX	SECTION X	TOTAL	%
33	-	-	-	-	-	-	-	-	-	1,138	1,138	-
42	123	4,727	-	-	1,115	1,650	-	-	-	38,784	46,399	9%
43	47,445	35,745	81,396	14,175	15,217	11,148	418	102	2,358	3,379	211,383	41%
44	3,047	38,849	7,711	-	-	-	-	-	-	11,427	61,034	12%
46	-	2,555	-	-	-	-	-	-	-	-	2,555	1%
47	1,447	557	279	-	-	-	-	-	-	1,963	4,246	1%
49	2,519	1,394	305	311	269	1,296	-	-	-	-	6,094	1%
51	2,523	195	139	1,115	465	30	-	-	-	1,517	5,984	1%
52	-	-	-	-	3,670	37	-	-	1,579	1,543	6,829	1%
53	1,842	17,726	32,808	137	418	-	-	-	-		52,931	10%
61	3,557	2,137	-	12,542	-	-	-	-	-	139	18,375	4%
62	2,699	5,035	581	-	-	557	-	-	-	2,419	11,291	2%
63	557	-	-	-	-	-	-	-	-	-	557	-
64	8,716	4,721	6,750	411	-	-	-	-	-	683	21,281	4
65	111	-	-	-	-	93	-	-	-	-	204	-
66	27,668	4,853	9,328	1,144	46	-	-	-	-	697	43,736	8%
67	3,159	-	294	70	139	139	-	-	-	-	3,801	1%
69	1,278	1,688	6,169	3,344	279	-	-	372	279	-	13,409	3%
71	1,084	929	399	186	-	-	-	-	-	-	2,598	1%
72	-	37	-	-	-	-	-	-	-	-	37	-
73	1,278	93	418	204	-	-	-	-	-	-	1,993	-
74	-	223	911	-	-	-	-	-	-	-	1,134	-
76	1,301	-	-	-	-	-	-	-	-	-	1,301	-
78	265	-	-	-	-	-	-	-	-	-	265	-
81	-	2,323	-	-	-	-	-	-	-	-	2,323	-
94	204	-	-	-	-	-	-	-	-	-	204	-

TOTALS

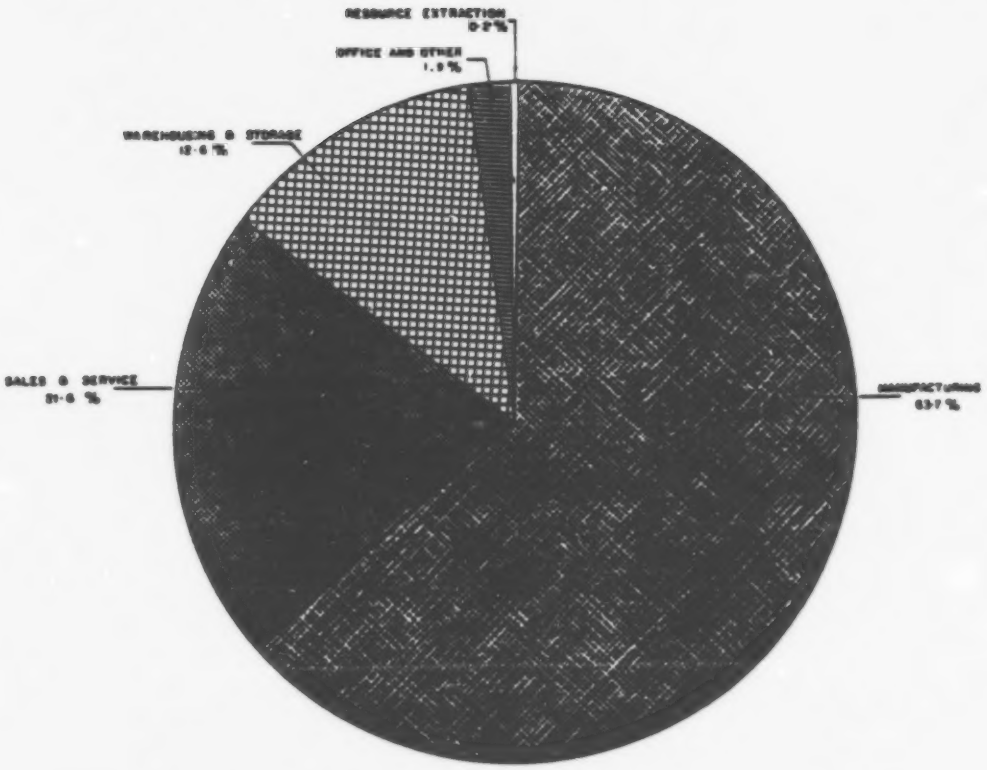
SQ. METRES	110,823	123,787	147,488	33,639	21,618	14,950	418	474	4,216	63,689	521,102	100%
%	21%	24%	28%	7%	4%	3%	-	-	1%	12%		100%

*Refer to the Land Use Activity Code - See Appendix B

Source: Town's 1982 Industrial Questionnaire and Town's Building Department records

FIGURE 1

TOTAL FLOOR SPACE OF EXISTING INDUSTRIES *



*Refers to Building Area % of all existing industries in the Town of Stoney Creek

Source: 1982 Town's Industrial Questionnaire

comprise 22%, warehousing and storage comprise 12%, and offices and other industrial related uses comprise 2% of the total industrial floor area within the Town.

INDUSTRIAL MALLS

For the purpose of this Inventory, Industrial Mall refers to a single or group of industrial buildings, located on one property, containing five or more industrial units under one ownership or on a condominium basis.

There are 15 industrial malls in the Town located in the Industrial Corridor between the Town's boundary with the City of Hamilton and Fruitland Road. One of the malls is a condominium with the rest being under rental tenure. The industrial malls comprise a total area of approximately 19 hectares (47 acres) and range in size from 0.32 hectares (0.8 acres) to 3.48 hectares (8.6 acres).

The Town's industrial malls comprise a total floor space area of 60,710 square metres (653,498 sq. ft.) with 80% of the total floor space being occupied and 20% being vacant. A total number of 144 individual companies are presently located within the Industrial Malls. A wide range of industrial uses occupy the industrial malls, ranging from manufacturing to professional services. There is a total of 1,186 employees working within the industrial malls. An employment density of 62 employees/ hectare indicates that industrial malls are highly labour intensive.

INDUSTRIAL LAND USE CONTROLS

The Official Plan is a Municipal legal document designed as a guide for land use. The Town's Official Plan designates approximately 720 hectares (1800 acres) for industrial purposes which are to be provided with full municipal services. This area refers to the Town's Industrial Corridor. Of this total area, approximately 269 hectares (665 acres) or 37% are already developed for industrial uses and 451 hectares (1115 acres) or 63% remain vacant or are occupied by non-industrial uses. The Town's Official Plan also designates approximately 31 hectares (77 acres) outside the Industrial Corridor for Rural Industrial purposes. A food processing dry industry as well as business equipment and truck terminal operations already exist in this area.

The most detailed document for the control of land use in the Municipality is the Zoning By-law. There is a total of approximately 658 hectares (1626 acres) of land zoned for industrial purposes in the Town of Stoney Creek.

Of the total area zoned for industrial purposes within the Town, approximately 454 hectares (1122 acres) are within the Industrial Corridor and 204 hectares (504 acres) are outside the Industrial Corridor. This figure of zoned industrial land outside the Industrial Corridor includes 167 hectares (413 acres) of quarry operations which are zoned for extractive industrial uses.

Of the total area zoned for industrial purposes within the Industrial Corridor, 263 hectares (650 acres) are developed for industrial uses. The remaining 191 hectares (472 acres) consists of vacant lands and lands where non-industrial uses have been identified. The approximate distribution of vacant and zoned lands within the Industrial Corridor is as follows:

VACANT AND ZONED LANDS - INDUSTRIAL CORRIDOR

SECTION	AREA	
	HECTARES	ACRES
I	5.5	13.5
II	1.0	2.5
III	2.6	6.5
IV	23.7	58.5
V	13.6	33.5
VI	22.0	54.5
VII	9.7	24.0
VIII	1.8	4.5
IX	11.1	27.5
TOTAL	91.0	225.0

GENERALIZED LAND USE IN THE INDUSTRIAL CORRIDOR

To indicate the existing land use pattern in each of the Sections in the Industrial Corridor, generalized land use categories were established. These Generalized Land Use categories include:

- Industrial Use: all of the uses that operate an industrial activity on the property. All of the industrial properties identified in the Industrial Inventory are included in this land use category.
- Non-Industrial Use: such uses as residential, commercial, and institutional, where these uses comprise the predominant use of the entire property.
- Transportation: all road allowances, and railway rights of way.

. Vacant Land: properties where the predominant use of the land is vacant, as well as all agricultural uses, whether active or abandoned. Vacant land does not include undeveloped portions of existing industrial properties.

The number of hectares of the various land use categories by Industrial Section are shown on Table #2 and illustrated on Figure #2. The following is the generalized land use for the entire Industrial Corridor:

GENERALIZED LAND USE - INDUSTRIAL CORRIDOR

Land Use	Hectares	Percentage
Industrial Uses	269 (665)*	37 %
Non-Industrial Uses	57 (141)*	8 %
Transportation	86 (213)*	12 %
Vacant Land	305 (754)*	43 %
Total	717 (1773)*	100 %

()* refers to the equivalent in acres.

Since the undeveloped portions of existing industrial properties are included in the industrial land use category, these additional lands may be used for further industrial uses without changing the property area of the land use category. To illustrate, in "Section II" where there is only 1% vacant land, additional industrial development may occur on undeveloped portions of existing industrial land such as the Inglis property on Millen Avenue and South Service Road.

Industrial Sections I through III contain the largest area of industrial development within the Industrial Corridor. The majority of vacant land is found in Industrial Sections IV through IX, with 40% or more of each of these Sections consisting of vacant land. The Industrial Sections containing residential enclaves such as Sections I, III, V, and IX have a large proportion of non-industrial uses. Furthermore, all of the Industrial Sections contain some non-industrial uses, other than residential enclaves. These uses consist of commercial and institutional uses which, in some cases, support the industrial uses. The area dedicated to transportation, east of DeWitt Road, may increase as the area further develops and roads are constructed.

TABLE NO. 2

GENERALIZED LAND USE IN THE INDUSTRIAL CORRIDOR* - 1982

INDUSTRIAL SECTION	INDUSTRIAL USES		NON-INDUSTRIAL USES		TRANSPORTATION		VACANT LANDS **		TOTAL	
	HECTARES	%	HECTARES	%	HECTARES	%	HECTARES	%	HECTARES	%
I	48	61	9	11	15	19	7	9	79	100
II	63	75	6	7	15	17	1	1	85	100
III	55	60	14	15	12	13	10	12	91	100
IV	22	30	3	4	11	15	36	51	72	100
V	26	31	14	17	11	12	34	40	85	100
VI	32	38	3	3	7	8	44	51	86	100
VII	2	3	1	1	5	6	73	90	81	100
VIII	2	2	2	2	4	6	68	90	76	100
IX	19	30	5	7	6	10	32	53	62	100
TOTAL	269	37	57	8	86	12	305	43	717	100

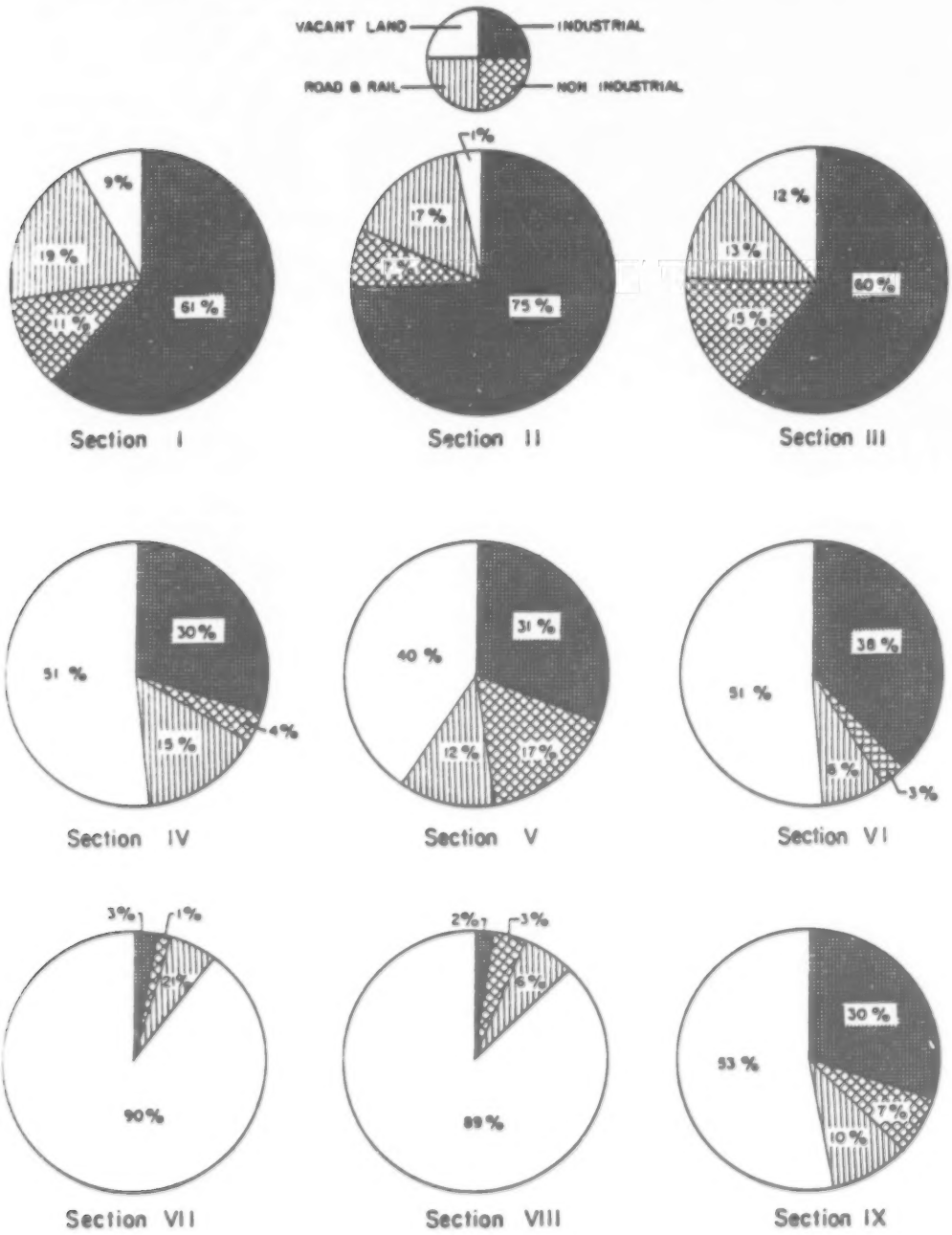
*Area Calculations Correspond to Approximate Property Areas.

**Vacant Lands Does Not Include Undeveloped Portions of Existing Industrial Property

Source: Town's Planning Department Records

FIGURE 2

INDUSTRIAL CORRIDOR-GENERALIZED LAND USE 1982



Source: Town's Planning Department Records

Overall, the development of the Industrial Corridor shows an eastward progression. In view of Figure 2, Industrial "Section II" bounded by Green Road and Millen Avenue, is the only Section that has nearly reached full development capacity. In the future the generalized land use of each Section in the Industrial Corridor may be typified by the land use pattern of "Section II".

EMPLOYMENT

At the present time there is a total of 8447 employees related to industrial activities in the Town* This total number of employees represents a net increase of approximately 1455 employees from the figure estimated by the Town's 1979 Industrial Inventory.**

Table #3 "1982 Industrial Employees", shows the distribution of industrial employees within the Town by Industrial Sections and by type of industrial activity. Table #3 indicates that the Industrial Corridor concentrates 88% of the total number of industrial employees within the Town. In the Industrial Corridor, Sections I, II, and III comprise 6157 employees (73%) of the total number of industrial employees in the Town.

Figure #3 "Male and Female Employees by Type of Industry", illustrates the distribution of industrial employees by type of industrial activity and sex. The total number of industrial employees of 8447 in the Town consists of 6384 (77%) males and 2063 (23% females). Sections I, II, III and IV of the Industrial Corridor concentrate 81% of the total female labour force within the Town.

With respect to distribution of industrial employees by type of industrial activity, raw materials and goods processing industries comprise the larger amount of industrial employees within the Town, i.e., 3715 or 44%. Sales and service industries comprise 1834 employees (22%); General Manufacturing, 1723 (20%); Warehousing and Storage, 593 (7%); and office and others, 582 (7%). The industrial activities that absorb the largest proportion of the female labour force are general manufacturing and industrial offices.

The Industrial Inventory results also indicate that the average industrial employment density within the Town is 16 employees/hectare (7 employees per acre). Table #4, "Employment Density by Type of Industrial Activity" indicates that Industrial Malls have a concentration of the highest industrial employment densities within the Town, i.e., 62 employees/hectare (25 employees/acre). Other industrial sectors showing high employment densities are General manufacturing, offices, and sales and service operations.

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* Number of employees indicates annual average figures where the labour force fluctuates and does not indicate part time or seasonal workers.

** This estimated net employment increase in three years represents an annual average employment rate of 5.7%. However, the 1979 employment figure may be underestimated in the 1979 Industrial Inventory.

TABLE NO. 3

1982 INDUSTRIAL EMPLOYEES

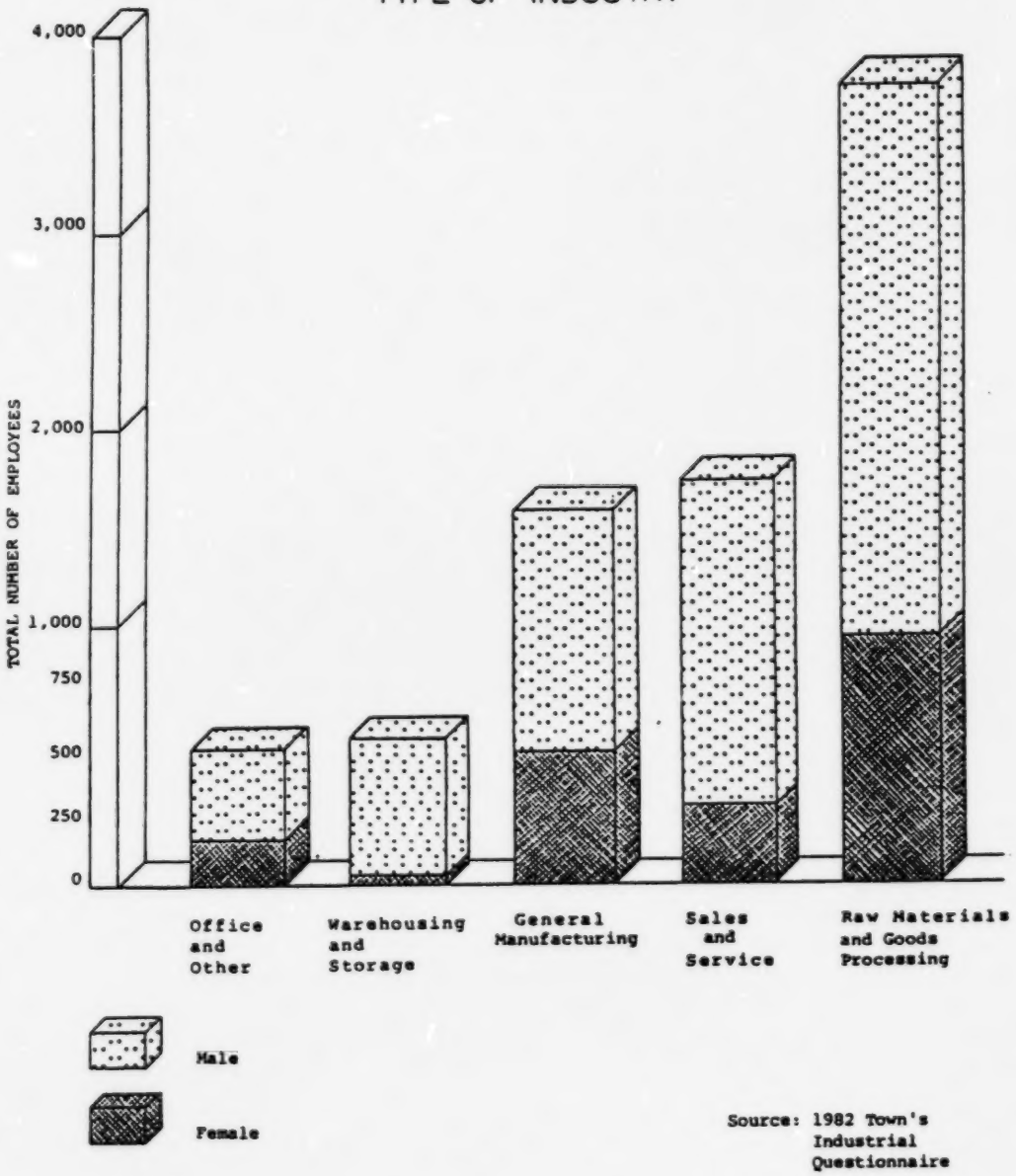
LAND USE CODE*	SECTION I			SECTION II			SECTION III			SECTION IV			SECTION V			SECTION VI			SECTION VII			SECTION VIII			SECTION IX			SECTION X			TOTAL		
	M	F	T	M	F	T	M	F	T	M	F	T	M	F	T	M	F	T	M	F	T	M	F	T	M	F	T	M	F	T	M	F	T
33	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14	4	18	14	4	18
42	3	1	4	29	3	32	-	-	-	-	-	-	11	1	12	23	0	23	-	-	-	-	-	-	-	-	-	369	156	525	435	161	596
43	645	83	728	334	88	422	961	248	1209	117	219	336	142	69	211	90	30	120	5	1	6	1	0	1	28	3	31	35	2	37	2358	743	3101
44	63	46	109	677	279	956	72	43	115	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	95	25	120	907	393	1300
46	-	-	-	16	13	29	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16	13	29
47	29	30	59	7	1	8	3	4	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	21	45	66	60	80	140
49	94	10	104	35	6	41	4	1	5	23	2	25	49	2	51	25	3	28	-	-	-	-	-	-	-	-	-	-	-	-	230	24	254
51	109	13	122	9	1	10	3	0	3	37	6	43	15	2	17	3	0	3	-	-	-	-	-	-	-	-	-	120	26	146	296	48	344
52	-	-	-	-	-	-	-	-	-	-	-	-	56	3	59	2	0	2	-	-	-	-	-	-	105	0	105	23	1	24	186	4	190
53	14	4	18	12	1	13	16	4	20	4	1	5	2	1	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	48	11	59
61	44	7	51	11	2	13	-	-	-	46	19	65	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	0	1	102	28	130
62	7	26	33	34	23	57	2	0	2	-	-	-	-	-	-	1	4	5	-	-	-	-	-	-	-	-	-	36	8	44	80	61	141
63	14	11	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14	11	25
64	91	56	147	81	13	94	85	5	90	5	1	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6	0	6	268	75	343
65	1	12	13	-	-	-	-	-	-	-	-	-	-	-	-	2	1	3	-	-	-	-	-	-	-	-	-	-	-	-	3	13	16
66	374	52	426	376	21	397	188	23	211	27	3	30	4	1	5	-	-	-	-	-	-	-	-	-	-	-	-	10	1	11	979	101	1080
67	27	49	76	-	-	-	13	3	16	1	0	1	1	2	3	2	1	3	-	-	-	-	-	-	-	-	-	-	-	-	44	55	99
69	25	13	38	14	3	17	34	6	40	35	25	60	3	0	3	-	-	-	-	-	-	3	0	3	1	0	1	-	-	-	115	47	162
71	11	21	32	1	0	1	8	4	12	20	1	21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40	26	66
72	-	-	-	2	1	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	1	3
73	44	15	59	6	0	6	13	6	19	1	1	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	64	22	86
74	-	-	-	7	1	8	27	8	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	34	9	43
76	29	102	131	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	29	102	131
78	30	22	52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30	22	52
81	-	-	-	29	6	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	29	6	35
94	1	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	3	4
TOTAL	1655	576	2231	1680	462	2142	1429	355	1784	316	278	594	283	81	364	148	39	187	5	1	6	4	0	4	134	3	137	730	268	998	6384	2063	8447

* Refer to Land Use Activity Code - See Appendix B

Source: 1982 Town's Industrial Questionnaire

FIGURE NO. 3

MALE AND FEMALE EMPLOYEES BY TYPE OF INDUSTRY



Source: 1982 Town's Industrial Questionnaire

TABLE NO. 4

EMPLOYMENT DENSITY BY TYPE OF INDUSTRIAL ACTIVITY

INDUSTRIAL ACTIVITY	TOTAL PROPERTY AREA (HECTARES)	TOTAL NO. OF EMPLOYEES	EMPLOYMENT DENSITY*
Resource Extraction	167	18	0
Raw Material and Goods Processing	137	3,454	25
General Manufacturing	48	1,515	32
Warehousing and Storage	108	446	4
Sales and Service	54	1,598	30
Office	6	195	33
Institutions	1	35	35
Industrial Malls	19	1,186	62
TOTAL**	540	8,447	16

*Employment Density - Employees/Hectare.
**Refers to all industrial operations within the Town including Section X.

Source: 1982 Town's Industrial Questionnaire

INDUSTRIAL DEVELOPMENT TRENDS

There are 387 industries in the Town of Stoney Creek as of June, 1982. Of these existing industries, E.D. Smith and Sons Ltd. is the oldest industry, establishing in the Town in 1882. Figure 4, "Existing Industries - Year Established" indicates the year that the industries found in the Inventory were established in the Town. From Figure 4, 57% of the industries existing in the Town established between 1976 and 1982. This indicates that the majority of industries are new to the Town. Figure 4 also indicates the total number of industries existing each year since 1970 has been increasing. This fact may relate to the Town's high population figures for the period 1970 - 1981, which has had an average annual rate of increase of approximately 3.3%.

During the years 1977 to 1981, the construction of new buildings and additions, added a total of 122,958 square metres (1.3 million square feet) in floor space area. Table No. 5 indicates that an average of 12,915 square metres (129,000 square feet) in new buildings and 11,677 square metres (125,700 square feet) in additions were constructed per year for the five year period. The estimated cost of this construction during the five year period is $20 million, an average of $4 million per year. This estimated cost is only for construction of the building and does not include the additional expenditures for industrial equipment for the building.

Another important industrial development trend refers to the amount of land absorption per year. Land absorption is the area of land that is used for industrial purposes by virtue of the construction of new buildings and additions within a specific period of time. As indicated in Table No. 5, the total land absorption in the Town from 1977 to 1981 was 45 hectares (111 acres). This represents an average rate of growth in the Town of 9 hectares (22 acres) per year.

MARKET CONSIDERATIONS:

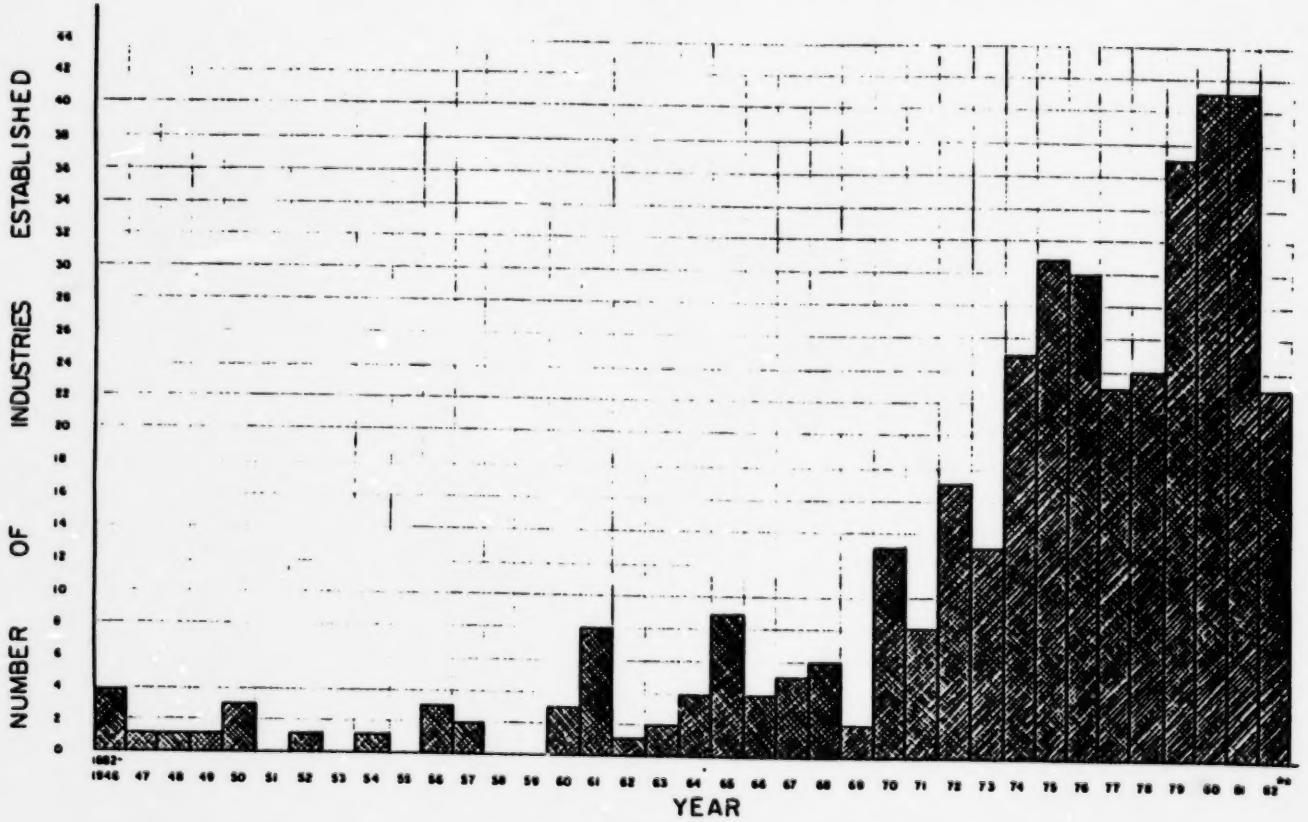
The industrial questionnaire requested information with respect to the market area of the industries.* From this data, three categories were established to assist in the analysis of the data. The categories are as follows:

- greater than 50% local and regional,
- greater than 50% provincial and foreign,
- 50% local and regional/50% provincial and foreign.

* See Appendix D, "Industrial Questionnaire", on Page 97.

FIGURE 4

EXISTING INDUSTRIES — YEAR ESTABLISHED*



*Corresponds to the year established of existing industries in the Town of Stoney Creek.
**Number of industries established as of June, 1982.

Source: 1982 Town's Industrial Questionnaire

TABLE NO. 5

TOWN'S INDUSTRIAL BUILDING ACTIVITY FROM 1977 TO 1981

YEAR	NO. OF BUILDING PERMITS		FLOOR SPACE AREA IN SQUARE METRES		APPROXIMATE CONSTRUCTION COST		LAND * ABSORPTION (HECTARES)
	NEW BLDG.	ADDITIONS	NEW BLDG.	ADDITIONS	NEW BLDG.	ADDITIONS	
1977	12	9	8,156	10,065	$ 1,336,000	$ 1,009,900	7
1978	11	24	18,065	16,495	1,959,600	2,596,500	7
1979	6	18	9,105	5,901	1,142,500	987,700	3
1980	4	21	13,883	14,734	3,385,000	2,707,400	19
1981	13	17	15,366	11,188	2,389,800	2,545,668	9
TOTAL	46	89	64,575	58,383	$ 10,212,900	$ 9,847,168	45

*Refers to new area developed for industry and does not necessarily coincide to the total property area of the industry.

Source: Town's Building Department

Of the 387 industries identified in this Inventory 81% (313) responded to the marketing area question on the industrial questionnaire. The results of the questionnaire indicate that 210 (67%) of the industries have a marketing area that is greater than 50% local and regional. Besides, 84 (27%) of the industries indicated that their marketing area was greater than 50% provincial and foreign, with the remaining 18 (6%) having a marketing area of 50% local and region/50% provincial and foreign.

There was also a question on the industrial questionnaire regarding the future plans of the industrial owners or operators in Stoney Creek. Only 252 (65%) of the industries contacted responded to this question. Of this total of respondents, 64 indicated desire to maintain their operations as presently run. Thirty-one per cent of the industrial operations indicated that they had future plans for expansion and 5% indicated that they would cut back operations.

The industrial questionnaire did not cover the question of price of industrial land. The price of industrial land is an important factor when considering industrial development location. Consequently, Town Staff conducted a survey regarding the average price of industrial land within neighbouring municipalities in direct competition with Stoney Creek. The following table illustrates the results of this survey:

PRICE OF INDUSTRIAL LAND

MUNICIPALITY	PRICE/ACRE	PRIVATELY OWNED	MUNICIPALLY OWNED
Ancaster	$30,000	X	
Burlington	$50,000 - $55,000		X
	$68,000 - $125,000*	X	
Flamborough	$25,000	X	
Grimsby	$25,000	X	
Hamilton	$45,000 - $75,000 (Hamilton Mountain and Kenora Avenue)		X
	$150,000 (Downtown)	X	
Stoney Creek	$30,000 - $80,000*	X	

* Price range depending on exposure of industrial lands to interior roads or Q.E.W.

Source: .Regional Economic Dept.
.City of Burlington
.Town of Grimsby

If the City of Burlington is eliminated because of its advantageous accessibility to Toronto (being on the Toronto side of the Skyway Bridge), the price of industrial land of the other five municipalities is basically comparable. When considering the price of land of the remaining five municipalities, Stoney Creek has the second highest price per acre of industrial land. Only industrial land in Downtown Hamilton is priced higher than that in Stoney Creek. The average price of industrial lands in Stoney Creek varies depending on exposure to major or interior roads, as well as the availability of full municipal services.

Ease of access to major roads is of prime concern in the locational decision of many industries. Along with ease of access within the municipality, access to other municipalities is also important. Staff considers that one of the major industrial development constraints at present, is the access to Toronto over the Skyway Bridge. Presently, the proposed twinning of the Skyway Bridge is at the Environmental Assessment Review Stage.

MONITORING INDUSTRIAL LANDS

In October, 1981, a report entitled "An Industrial Land Development Strategy for Hamilton-Wentworth" was prepared by Peter Barnard Associates. That report indicated the Regional industrial land absorption targets for the Region and its local municipalities based on fully serviced lands. Stoney Creek land absorption targets were established by the study as 10 hectares (25 acres) per year for the period 1981 - 2001. For this target to be obtained a total of approximately 200 hectares (495 acres) of undeveloped and fully serviced industrial lands would be required for the period 1981 - 2001.

Table #2 of the Inventory, "Generalized Land Use in the Industrial Corridor", indicates that the amount of vacant lands designated for industrial purposes in the Town is approximately 305 hectares (750 acres). In view of the availability of designated industrial land (based on fully serviced industrial lands), the Town can accomodate the Regional target for the period 1981 - 2001 in terms of land absorption for industrial development as well as necessary accessory and/or supporting industrial uses (such as roads, utilities, open space and related commercial uses). However, the Town's accomplishments of the above-mentioned target is strongly dependent on the provision of full urban services in the Industrial Corridor as well as the establishment of an appropriate industrial development strategy.

In addition to identifying the Town's future needs for serviced industrial land, this Inventory has revealed that there exists in the Town a lack of vacant industrial lands sufficient to accommodate "dry" industries. Presently, the Official Plan designates 31 hectares (77 acres) of land Rural Industrial and there is only limited undeveloped land within the Rural Industrially designated lands for industrial expansion.

In respect of availability of zoned and vacant industrial lands, at the present time there is a total of 91 hectares (225 acres) of industrially zoned and vacant lands in the Town's Industrial Corridor. Of this total, 46 hectares (114 acres) are fully serviced and the remaining 45 hectares (112 acres) are serviced only with municipal water. According to this figure of vacant, zoned and serviced industrial lands, and in view of the Regional land absorption target of 10 hectares (25 acres) per year, there is a supply of land for industrial development for approximately 4 years. However, this stock of vacant, serviced and zoned industrial land may not necessarily meet the present marketing requirements in terms of location and size, and also may not be readily available for the market.

This Inventory clearly illustrates the diversity of business and the significant number of industries within the Town of Stoney Creek. The results reveal the existence of a business community which provides the Town with a sound tax base and ever-increasing job opportunities. The labour force needed to fill these job opportunities is currently residing in Stoney Creek and many only recently moved to the Town because of the choice of living environments offered here. This choice caused Stoney Creek to become the fastest growing Area Municipality in Hamilton-Wentworth over the last decade.* This notion of choice should also be followed relative to the Town's industrial development. Consequently, diverse parcel sizes, zoned and fully serviced industrial land should be provided in concert with the Region's servicing installation scheme and with identified industrial development targets. We're confident that Stoney Creek will continue to be a leader.

*See Appendix F, "Population Chart", Page 100.

APPENDIX

URBAN DOCUMENTATION CENTRE
RESEARCH UNIT FOR URBAN STUDIES
McMASTER UNIVERSITY
HAMILTON, ONTARIO

APPENDIX A

ZONING CATEGORIES

The industrial zoning categories within the Town of Stoney Creek provide for a range of industrial activities from those serviced by municipal water, sanitary sewers and storm sewers to those which require municipal water but do not require other municipal services. The industrial zones also provide for small scale, low capital investment and independent industrial activities to large scale, corporate manufacturing operations, as well as prestige industrial uses along the Queen Elizabeth Way.

The Zoning By-law regulations provide for a variety of lot sizes to accommodate the various industrial activities, as well as setbacks, lot coverage, parking and other regulations, to maintain an industrial development environment that is efficient, aesthetic and provides protection to the industries and the Municipality against incompatible and obnoxious uses.

The following are the industrial zones included within the Inventory:

M1 - Small Scale Industrial
M2 - Preferred Industrial
M3 - General Industrial
M5 - Extractive Industrial
M6 - Rural Industrial

The Inventory also includes non-industrial zones in which non-conforming industrial uses are located, as follows:

A - Agricultural
C1 - Neighbourhood Commercial
C2 - Designed Shopping Centre
C3 - General Commercial
ER - Existing Residential
ND - Neighbourhood Development
P - Public
R - Rural
RH - Residential Holding
RR - Rural Residential

APPENDIX B

LAND USE CODE

This Code refers to the "Activity Code" adopted by the Regional Information Systems Committee for common usage in the Regions across Southern Ontario.

RESOURCE EXTRACTION

33 Surface Mining & Quarrying

- Metallic Ore Extraction
- Fossil Fuel Extraction
- Rocks, Sand and Gravel Extraction
- Shale and Clay Extraction
- Marl Extraction (any loose, earthy, crumbly deposit)
- Peat Extraction
- Earth Fill
- Other Non-metallic Bedrock Extraction

MANUFACTURING

42 Raw Material Processing

- Water Purification and Ice Manufacturing
- Food Processing (Abattoir, Meat Packing, Brewery, Mills, Cannery, Dairy)
- Natural Fibres, Rubber & Pelt Processing (Sawmills, Paper Mills, Tannery, Furrier)
- Rock, Stone and Non-metallic Processing
- Clay and Fine Aggregate Processing (Glass, Ceramics, Brick, Block, Cement)
- Ore Processing (Ingots, Castings and Structural Forms)
- Oil, Natural Gas and Coal Processing and Refining
- Chemical Processing (Acids, Alkalis, Gases, Salts)
- Other (Tobacco, Fish Oil)

43 Processed Goods Processing

- Food (Bakery, Packaged Goods)
- Textiles, Leather and Rubber
- Paper and Wood Products
- Component Parts, Artificial Products, Recreational Equipment, Notions, Toys, Novelties, Miscellaneous Educational Supplies, Jewellery
- Metal and Metal Products
- Oil, Natural Gas & Coal Byproducts (Varsol, Benzene, Acetylane, Resin)
- Chemical Products (Plastics, Paints, Medicines)
- Other Non-metallic Products (Concrete Batching, Asphalt)
- Other including Finishing and Treatment Processes

MANUFACTURING (CONT'D)

44 Product Assembly

- Clothing
- Furniture and Fixtures
- Building Components and Containers
- Scientific Equipment and Precision Instruments
- Machinery and Mechanical Equipment, Tools and Hardware
- Electrical and General Equipment, including Household Appliances
- Armaments, Munitions and Explosives
- Vehicles and Vehicular Products (Aircraft, Automobiles, Trains, Tractors, Trailers)
- Other including General Workshop

46 Research and Development (Laboratories)

- Raw Material Development and Testing
- Processed Products Development and Testing
- Chemical and Biological Development and Testing
- Other

47 Printing, Reproduction and Data Processing

- Printing
- Reproductions (Tapes, Film, Records)
- Data Processing (Tapes, Ribbons, Disks)
- Binding
- Other

49 Construction

- Residential - Under Construction
- Resource Production - Under Construction
- Resource Extraction - Under Construction
- Manufacturing Plants - Under Construction
- Terminal, Storage, Transportation & Communications - Under Construction
- Shopping & Services - Under Construction
- Offices - Under Construction
- Institutions - Under Construction
- Recreational & Entertainment - Under Construction

TERMINAL, STORAGE AND TRANSPORTATION AND COMMUNICATIONS

51 Terminal and Dispatch

- Bus Terminal
- Rail and Transit Terminals
- Dock, Wharf, Ship Terminals
- Airport (Passenger & Freight Terminals)
- Broadcasting & Communication
- Power Transmission & Control Station
- Pipeline Pumping & Control Station
- Trucking Terminal
- Other (including Taxi Dispatch)

52 Storage

- Open Air Storage
- Reservoir, Silo and Tank Storage
- Hangers
- Open Air Parking
- Parking Garage
- Scrap Yards
- Mineral Aggregate Storage (Wayside Pits)
- Other

53 Warehousing

- General or Mixed Warehouse
- Warehouse Providing Rental Storage
- Warehouse for Foods and Other Resource Production Goods
- Warehouse for Resource Extraction Goods
- Warehouse for Chemical Products
- Warehouse for Electrical, Electronic and Scientific Products, Jewellery, Notions, Novelties and Recreational Goods
- Warehouse for Textiles, Leather and Rubber Products
- Warehouse for Metals, Machinery and Equipment
- Warehouse for Paper, Wood and Office Products
- Warehouse for Masonry and Ceramic Products

SHOPPING, SERVICES, REPAIRS, SERVICING AND RENTALS

61 Retail Shopping

- Pharmacies and Drug Stores
- Clothing Retailing
- Shoe Retailing
- Furniture, Carpet and Appliance Retailing

61 Retail Shopping (continued)

- Hardware
- Vehicle Products and Parts (Sales and Showrooms)
- Variety Store Retailing
- Department Store Retailing
- Catalogue Stores

62 Retail Shopping Continued

- Watch, Jewellery, Cameras and Records
- Sporting Goods and Toys
- Newspapers, Periodicals, Books, Stationery, and Office Supplies
- Other Speciality Stores (Drapery, Florists, Ticket & Film Booths)
- Flower, Vegetable and Tree Nursery Outlets
- Lumber Yards
- Bulk Retail (Oil Supplies, etc.)
- Other and Retail Ancillary (Open Space, Lockers, Washrooms, etc.)

63 Food Retail Shopping

- Supermarkets (e.g. Dominion, Loblaws)
- Convenience Food Outlets (e.g. Beckers, Mac's Milk)
- Speciality Food Stores (Bake Shop, Butcher, Health Foods)
- Liquor, Beer and Wine Retailing
- Food and Department Store (Miracle Mart - 50-50 split)
- Other

64 Repairing, Cleaning and Service Consumer Commodities

- Clothing and Textiles (Shoes)
- Furniture, Hardware and Household Applicances
- Automobile Service and Repair (Gas Station & Car Wash)
- Automobile Special (Body, Muffler & Transmission Shops, etc.)
- Welding & Blacksmiths Shops
- Other

65 Personal Services

- Restaurant and Tavern
- Lounge and Bar
- Drive-in Restaurant
- Other Fast Food Outlets
- Cosmetic (Beauty Salon and Barber Shop)
- Refreshment and Entertainment
- Burials and Cremations (Cemeteries, Funeral Homes, Crematorium)
- Animal Boarding Service and Treatment
- Other (Massage, Palm Reading, Psychic Reading)

66 Business Plant and Equipment Sales and Servicing

- Sales and Servicing Equipment
- General Maintenance
- Heavy Vehicular Equipment Servicing (Trains, Trucks, Trailers, Tractors)
- Signs (Hoarding and Advertising)
- Other

67 Rental Services

- Clothing and Textiles
- Tools and Light Equipment
- Vehicle
- Heavy Equipment
- Recreational Equipment
- Other

69 Retail Non Public (Wholesaling)

- Retail Wholesaling of General or Mixed Goods
- Retail Wholesaling of Food and Other Resource Production Goods
- Retail Wholesaling of Resource Extraction Goods
- Retail Wholesaling of Chemical Products
- Retail Wholesaling of Electrical, Electronic and Scientific Products, Recreation Equipment, Notions, Toys, Novelties, Miscellaneous Educational Supplies, Jewellery
- Retail Wholesaling of Textiles, Leather and Rubber Products
- Retail Wholesaling of Metal Machinery and Equipment
- Retail Wholesaling of Paper, Wood and Office Products
- Retail Wholesaling of Masonry and Ceramic Products

OFFICE

71 Mining, Manufacturing, Transportation, Utilities, Construction and Resource Production

- Mining and Mineral Exploration
- Integrated Oil Companies
- Manufacturing
- Transportation Operations (Airlines, Railways, Bus and Trucking Companies, etc.
- Travel Agencies
- Other Transportation (Shipping and Forwarding Agencies, Brockers, etc.)
- Utilities (Bell Canada)
- Construction
- Resource Production (Farming, Fishing and Forestry)

72 Finance, Insurance and Real Estate

- Banks and Trust Company Branches
- Banks and Trust Companies: Administrative Offices
- Investment Services (Investment Dealers, Mutual Funds, Exchanges and Exchange Services)
- Financing (Consumer and Business Finance, Consumer Loans, Business Finance, Mortgage Brokers)
- Insurance Companies (Life Insurance, General Insurance, Mixed - Life and General)
- Other Insurance (Insurance Agencies and Insurance Adjusters)
- Real Estate Developers
- Real Estate Agents (Brokers)
- Miscellaneous

73 Business Services

- Law Firms
- Accountants
- Management Consultants (Placement Services, Actuarial Services, Market Research, Other Research)
- Advertising Agencies
- Public Relations Consultants
- Photographers and Graphic Artists
- Personnel Services (including Theatrical Agencies)
- Computer Services (Computer Programming, Computer Consulting, Other EDP Related Offices)
- Other Business Services (Investigation Services, Real Estate Management, Janitorial Services, Maintenance, Other and Not Specified Business Services)

74 Technical Services

- Architects and Town Planners (including Landscape Architects)
- Engineering Consultants (Diversified Engineering, Construction Engineering, Industrial Engineering, Mining Services, Other Engineers)
- Industrial Designers
- Other Technical Services (including Interior Designers)

76 Trade and Personal Services

- Retail Trade Administration
- Wholesale Trade (Import and Export) Administration
- Accommodation, Entertainment and Food Services
- Other Personal Services
- Other Trade

78 Government

- Federal
- Post Offices
- Provincial
- Regional or County
- Local Municipal
- Foreign (Embassies, Consultants, Trade Commissioners, etc.)

INSTITUTIONS

81 Educational, Public

- Nursery, Kindergarten or Day Care Centres
- Elementary Schools
- Junior High Schools
- Secondary Schools
- Community Colleges
- Universities and Polytechnics
- Other Public Educational Establishments

ENTERTAINMENT AND RECREATION

94 Indoor Sporting and Recreation (Active)

- Community Arenas and Recreation Centres
- Gymnasium, Ice & Roller Skating Rink
- Bowling Alley, Curling Rink
- Billiards, Pool Hall
- Swimming Pool
- Multi-purpose Clubs & Halls (Banquet, Dance, Boulevard Club)
- Exercise Facility (Vic Tanny's)
- Other, Indoor Sporting Ancillary (Open Space, Lockers, etc.)

APPENDIX C

METRIC CONVERSION CHART

AREA CONVERSION:

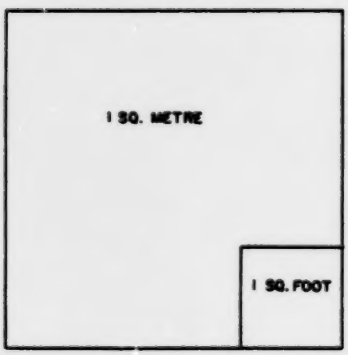
Imperial Unit	Multiply by	To Obtain Metric Unit
Square Feet (sq. ft.)	0.0929	Square Metres (m^2)
Acres (ac.)	0.4047	Hectares (ha.)

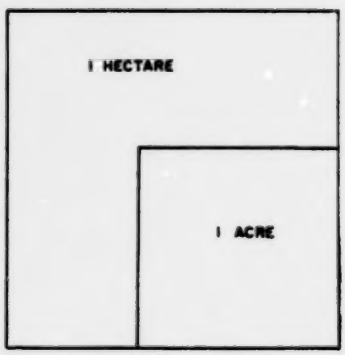
Metric Unit	Multiply by	To Obtain Imperial Unit
Square Metres (m^2)	10.764	Square Feet (sq. ft.)
Hectares (ha.)	2.471	Acres (ac.)

EMPLOYMENT DENSITY EQUIVALENT:

Imperial Units	Equals	Metric Units
1 employee per acre		2 employees per hectare
5 employees per acre		12 employees per hectare
10 employees per acre		25 employees per hectare
25 employees per acre		62 employees per hectare
50 employees per acre		124 employees per hectare
100 employees per acre		247 employees per hectare
150 employees per acre		371 employees per hectare
200 employees per acre		494 employees per hectare

GRAPHIC COMPARISON OF AREA MEASUREMENTS:





APPENDIX D

TOWN OF STONEY CREEK INDUSTRIAL QUESTIONNAIRE

PLEASE PRINT

Industrial Section ____
Number _____

General Information	a) Name of Business: _____ b) Property Address: _____ c) Name of Principal Contact: _____ d) Telephone Number: _____ e) Year Established: _____
Type of Industry	Please indicate the type of industrial operation, products produced or service rendered: e.g. Metal fabricating - ornamental railings; Fork lift truck service, sales and rental, etc. _____ _____ _____
Area of Operation	a) Total Property Area ☐ acres; b) Total Building Area ☐ square feet.
Labour Force (Provide annual average figures where labour force fluctuates)	a) Number of Male Employees: ☐ b) Number of Female Employees: ☐ c) Total Number of Employees: ☐
Marketing	Please indicate by percentage the market area of your product or service: ☐ % + ☐ % = 100% local and regional / provincial and foreign
Future Plans	Do you intend to: Cut Back ☐ Maintain ☐ Expand ☐

APPENDIX D-1

The Town of Stoney Creek

777 Highway No 8 • Fruitland Ontario L0R 1L0 • Telephone 643 1261

March 5, 1982
File No. 084-01

TO: Owners and/or Operators of Industries
in the Town of Stoney Creek

RE: Updating of 1979 Industrial Inventory
for the Town of Stoney Creek

In 1979, the Town of Stoney Creek Planning Staff prepared, with your assistance, an Industrial Inventory which provided a statistical information package indicating existing industrial development within the Town. Included in that package was information such as the location of the industry, type of industry, year established, number of employees and the land area.

The Council of the Corporation of the Town of Stoney Creek has expressed its desire to have industry promoted and expanded within the Town. In order to provide up-to-date information to existing industries and to those interested in establishing themselves in the Town, we are once more seeking your assistance with our research.

We have enclosed a brief questionnaire which we ask that you complete and return in the self-addressed, enclosed envelope, at your early convenience. The information that you can provide us with is essential for an accurate account of our industrial status. Your co-operation in this matter will be greatly appreciated.

Should you have any questions or should you require additional information on this project, please do not hesitate to contact Mrs. Nunez or myself at the Town of Stoney Creek Planning Department, 643-1261.

Thank you for your assistance.

Yours very truly,

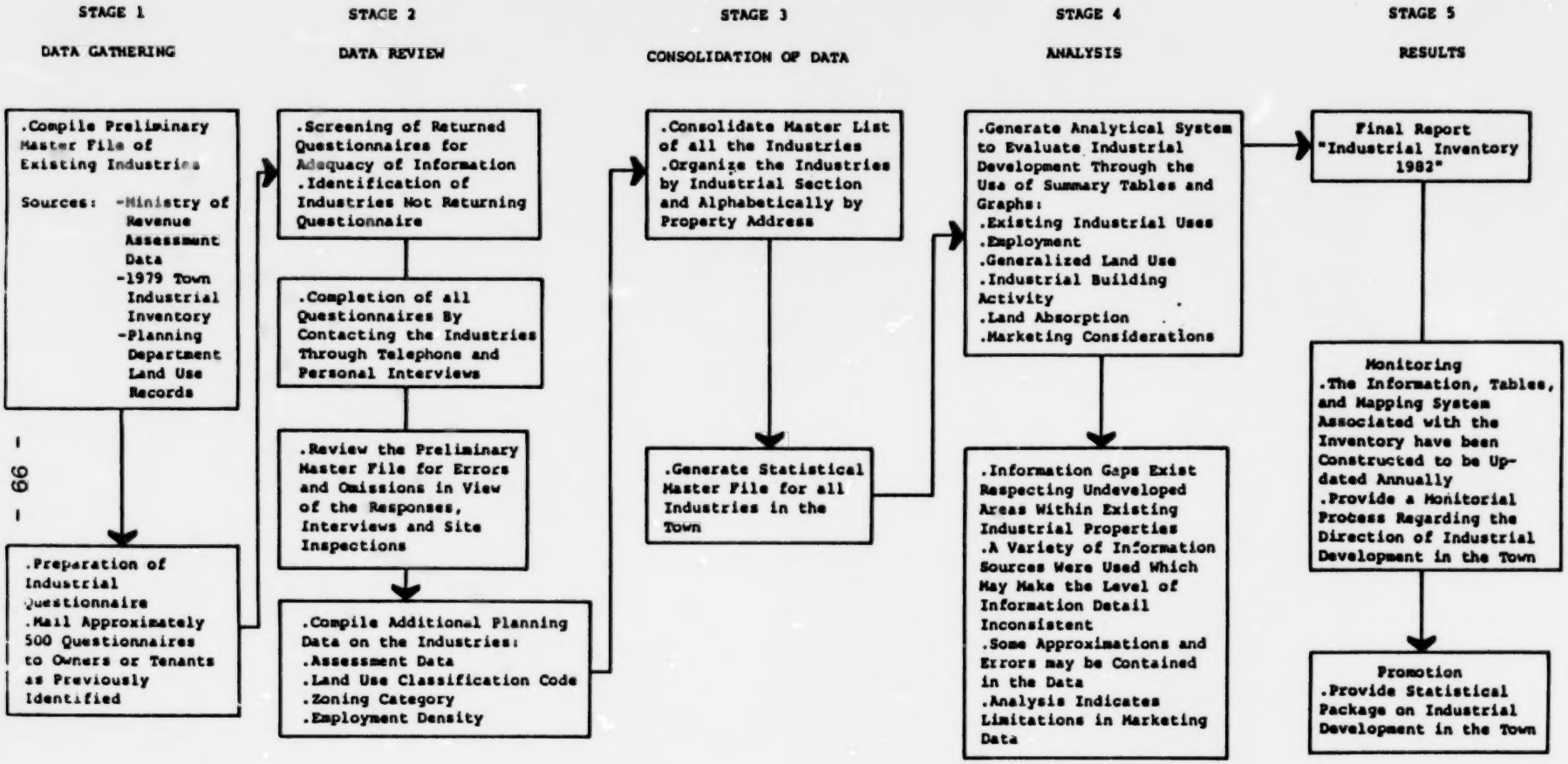
THE CORPORATION OF THE TOWN OF STONEY CREEK

Joseph E. Whitfield
Zoning Supervisor

MN/JW/jb
Encl.

APPENDIX E

STUDY PROCESS OUTLINE


STAGE 1
DATA GATHERING
.Compile Preliminary Master File of Existing Industries
Sources: -Ministry of Revenue Assessment Data
-1979 Town Industrial Inventory
-Planning Department Land Use Records
.Preparation of Industrial Questionnaire
.Mail Approximately 500 Questionnaires to Owners or Tenants as Previously Identified
STAGE 2
DATA REVIEW
.Screening of Returned Questionnaires for Adequacy of Information
.Identification of Industries Not Returning Questionnaire
.Completion of all Questionnaires By Contacting the Industries Through Telephone and Personal Interviews
.Review the Preliminary Master File for Errors and Omissions in View of the Responses, Interviews and Site Inspections
.Compile Additional Planning Data on the Industries:
.Assessment Data
.Land Use Classification Code
.Zoning Category
.Employment Density
STAGE 3
CONSOLIDATION OF DATA
.Consolidate Master List of all the Industries
.Organize the Industries by Industrial Section and Alphabetically by Property Address
.Generate Statistical Master File for all Industries in the Town
STAGE 4
ANALYSIS
.Generate Analytical System to Evaluate Industrial Development Through the Use of Summary Tables and Graphs:
.Existing Industrial Uses
.Employment
.Generalized Land Use
.Industrial Building Activity
.Land Absorption
.Marketing Considerations
.Information Gaps Exist Respecting Undeveloped Areas Within Existing Industrial Properties
.A Variety of Information Sources Were Used Which May Make the Level of Information Detail Inconsistent
.Some Approximations and Errors may be Contained in the Data
.Analysis Indicates Limitations in Marketing Data
STAGE 5
RESULTS
Final Report "Industrial Inventory 1982"
Monitoring
.The Information, Tables, and Mapping System Associated with the Inventory have been Constructed to be Updated Annually
.Provide a Monitorial Process Regarding the Direction of Industrial Development in the Town
Promotion
.Provide Statistical Package on Industrial Development in the Town

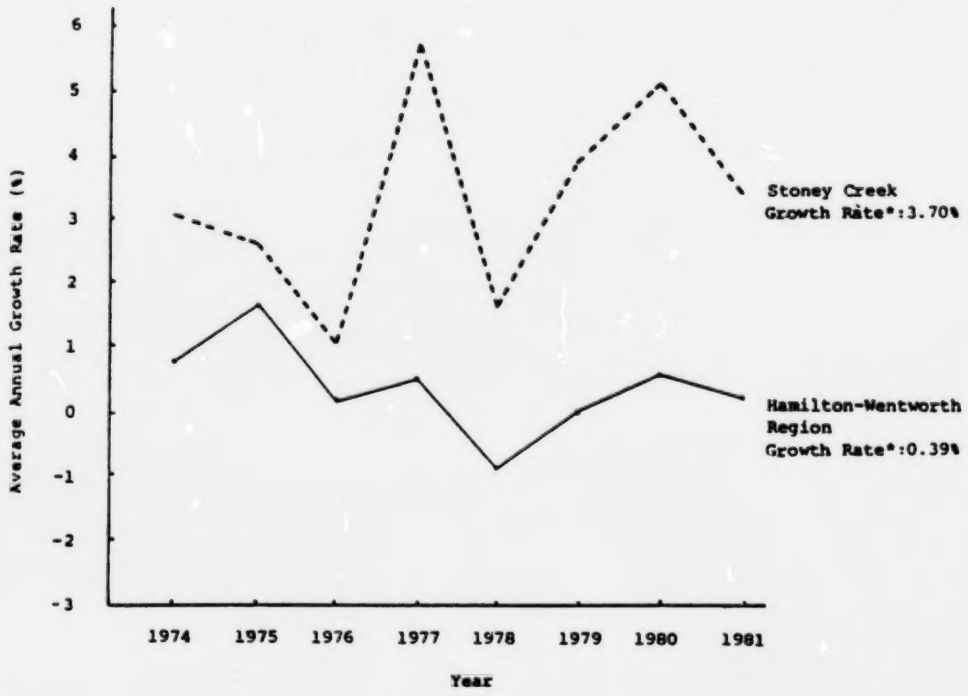
APPENDIX F

POPULATION CHART

HAMILTON-WENTWORTH REGION
POPULATION BY MUNICIPALITY 1973 - 1981

MUNICIPALITY	1973	1974	1975	1976	1977	1978	1979	1980	1981	Growth Rate*
Stoney Creek	28,360	29,256	30,011	30,366	32,099	32,628	33,896	35,639	36,762	3.70%
Hamilton	305,382	306,671	311,886	312,162	311,907	307,964	306,538	306,640	306,434	0.04%
Ancaster	14,632	14,347	14,334	14,180	14,118	14,073	14,107	14,294	14,428	-0.17%
Dundas	18,640	19,078	19,315	19,212	19,328	19,129	19,266	19,501	19,586	0.63%
Flamborough	21,870	22,557	22,863	23,364	23,867	23,747	24,017	24,234	24,470	1.49%
Glanbrook	9,980	10,023	10,057	10,047	10,039	9,945	9,934	9,737	9,765	-0.27%
Hamilton-Wentworth	398,864	401,932	408,466	409,331	411,358	407,486	407,758	410,045	411,445	0.39%

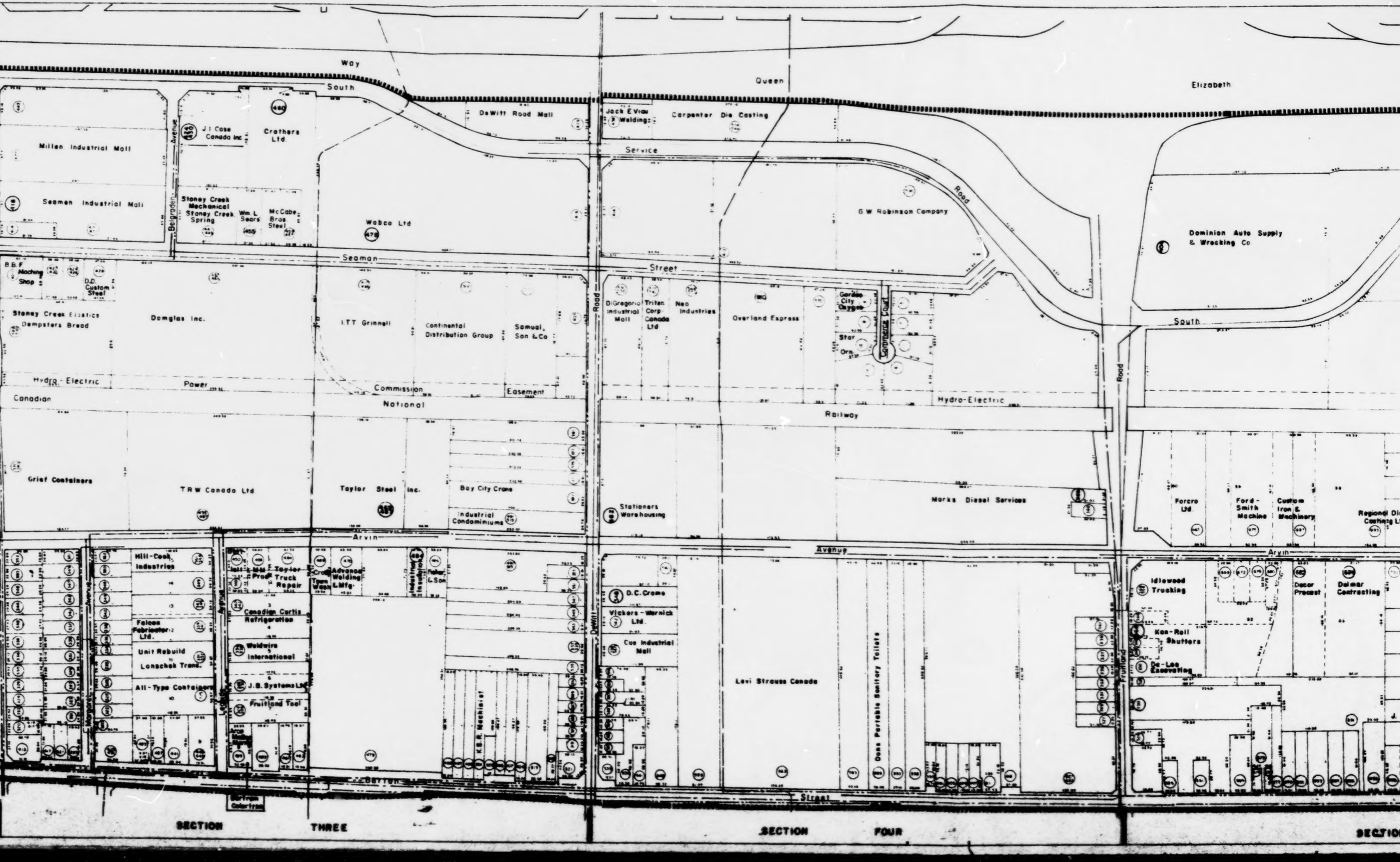
TOWN OF STONEY CREEK AND REGIONAL
POPULATION GROWTH RATE



*Average Annual Population Growth Rate

Source: - Regional Planning Division, Planning and Development, Hamilton-Wentworth Region
- Statistics Canada - 1981 Census

Queen
South
Service
Elizabeth
Road
Pinelands Building Mall
Community
Avenue
Greenfields
Council Of Guilds
Garden
Ransom Systems, Manufacting, Industrial
Canal Electric
Ministry Of Transportation And Communication Sign Shop
Harper Detroit Diesel
A.W.L Steego McKerlie Millen
Secord Manufacturing
Crane Packing
Inglis Limited
M.M. Products Phase II
Larry's Truck Service Ltd.
Shaver Mall
Morgan Industrial Mall
Yale Ind Trucks
Millen Indust
Seamen Ind
Harvey's Tires
M.C.B. Mould
Hydra Truck
Saltfleet Mach.
B.D.C. Courier Ltd.
Dynamics Circuit
Kenscott Ltd.
Hoffer Mach
Arlington Crane
P. Michaud Roofing
Saltfleet Construction
Julian Roofing
H.A.S. Building Supplies
Vimod Rubber Co.
Newman Steel
Amco Sewers
O'Brien Installation
B.B.F. Machine Shop
Stoney Creek Elect
Dempsters Bread
Ontario Hydro-Electric Power Commission
Canadian
National
Railway
Turkstra Lumber
Hi-Life Ltd Pneu-Hyd e Ind.
State Elect.
M.E.F. Mach & Tool
J. Harris and Son
Steel
Fairfield Glass Industries Ltd.
The Group At Cox
Canadian Ferro Hot Tops Metal Specialties
Acwil Insulation
Alltype Metal Stamping
Childs Truck Bodies
Malcolm Brown Interiors Ltd.
Consumers Millwork Ltd
Kal Tool & Die
Grief Containers
Intermediate Terminals Warehouses
Inter City Tire Sales
Nelson Steel Company
Wilson Fibertill Can.
Charles Jones Ind
Loopco Canada
True Temper Canada Ltd.
Arvin
Canadian Linen Supply Co.
Glove Reconditioners
Colortrans Plant
Mack Canada Inc.
Signes Inc
Fleet Tire Ser.
Laurie's Welding
Harvester Realty Industrial Mall
Marsh Paving & Wentworth Industries
Pliotron Corp.
James A Ryder
Barlow Tool & Machine
Epro Machine
Hamilton Industrial Mall
Barlow Industrial Mall
Roma Bakery
Barlow
Welsh Ind 361425 Ont Ltd
Purity Zinc Metals Comp
Harris Steel Group Ltd
Beckett Packaging
Vartanian Rugs Ltd
Industrial Truck & Turbo
Bergs Fuels
A-Fab Div. Exonno Products
Bravo Cement
E.P. Instruments
Hilton Dr.
A&B Auto
M.C.L. Mod Slick Chick
Livingston Distribution Centres
Proctor and Gamble Ltd.
Canadian Panels Ltd
Hamilton Plastic Fabricators
Gudgeon Calgary
Battlefield Press
E.N. Tool & Supply
Dosco Drive
Nalle Cutlery
Mohawk College
Ind. Training Centre
Argo-Lange Corp
Standard Engine
Control Valves Purchasers
Burns Industrial Mall
Topcast Mall
Miller
Grey
Between The City Of Hamilton
Dundas
Rail
Road
Pinelands
Teal
Gray
Hydro-Electric
Power
Commission
Hydro-Electric
SECTION ONE
SECTION TWO


Way
South
Queen
Elizabeth
Millen Industrial Mall
Seaman Industrial Mall
Belgrave Avenue
J I Case Canada Inc
Crothers Ltd
DeWitt Road Mall
Jack E Vieu Welding
Carpenter Die Casting
Service
Road
G W Robinson Company
Dominion Auto Supply & Wrecking Co
Stoney Creek Mechanical
Stoney Creek Spring
Wm L Sears
McCabe Bros Steel
Wabco Ltd
Seaman
Street
B B F Machine Shop
D.D. Custom Steel
Stoney Creek Elastics
Dempsters Bread
Douglas Inc.
LTT Grinnell
Continental Distribution Group
Samual, Son & Co
DiGregorio Industrial Mall
Triten Corp Canada Ltd
Neo Industries
Overland Express
Gordon City Oxygen
Veronica Court
Star
Orn
South
Road
Hydro-Electric Power Commission Easement
Canadian National Railway
Hydro-Electric
Grief Containers
TRW Canada Ltd
Taylor Steel Inc.
Bay City Crane
Industrial Condominiums
Stationers Warehousing
Marks Diesel Services
Forero Ltd.
Ford-Smith Machine
Custom Iron & Machinery
Arvin
Avenue
Hill-Cook Industries
Falcon Fabrication Ltd.
Unit Rebuild
Lonschek Trans.
All-Type Containers
Taylor Truck Repair
Canadian Curtis Refrigeration
Weldwire International
J.B. Systems Ltd
Fruitland Tool
Advanced Welding Mfg.
K.B.R. Machine
D.C. Crane
Vickers-Warwick Ltd.
Cue Industrial Mall
Levi Strauss Canada
Dons Portable Sanitary Toilets
Idlewood Trucking
Ken-Roll Shutters
De-Lee Excavating
Decor Precast
Delmar Contracting
Fruitland
Morgan
Dayton
Street
SECTION THREE
SECTION FOUR
SECTION

Queen

Elizabeth

Way

South

Service

Road

Road

Industrial Tooling
& Machining

Road

Road

Chipman Chemical

Dominion Foundries And Steel
(Dofasco)

Commission

Easement

National

Hydro-Electric

Railway

E.D. Smith &
Sons Ltd.

Standard Slag
Cement

Westpile Inc.
Cordial Catering
Creative Leasing

Solars Erectors
Inc.
Trend Setter
Sales

Slide
Trucking
Service

Cornell Avenue

Glover

Strant

Barton

SECTION SIX

SECTION SEVEN

Queen South Elizabeth Way Service Road

Queen South Service Road

Elizabe

Ministry Of Transportation And Communication District Garage

Fabric industrial Manufacturing

Skyway Steel

M vanNocrt E.Sons Bulb Co.

National Machine Roll Forming

Access

Road

Road

Road

Avenue

Victoria Avenue

Railway Street

Ontario Hydro-Electric Power Commission

Canadian

Commission

National

Easement

Railway

Perrin Street

Lane

Wood

Hamilton Builders Supply Limited

Barton

Street

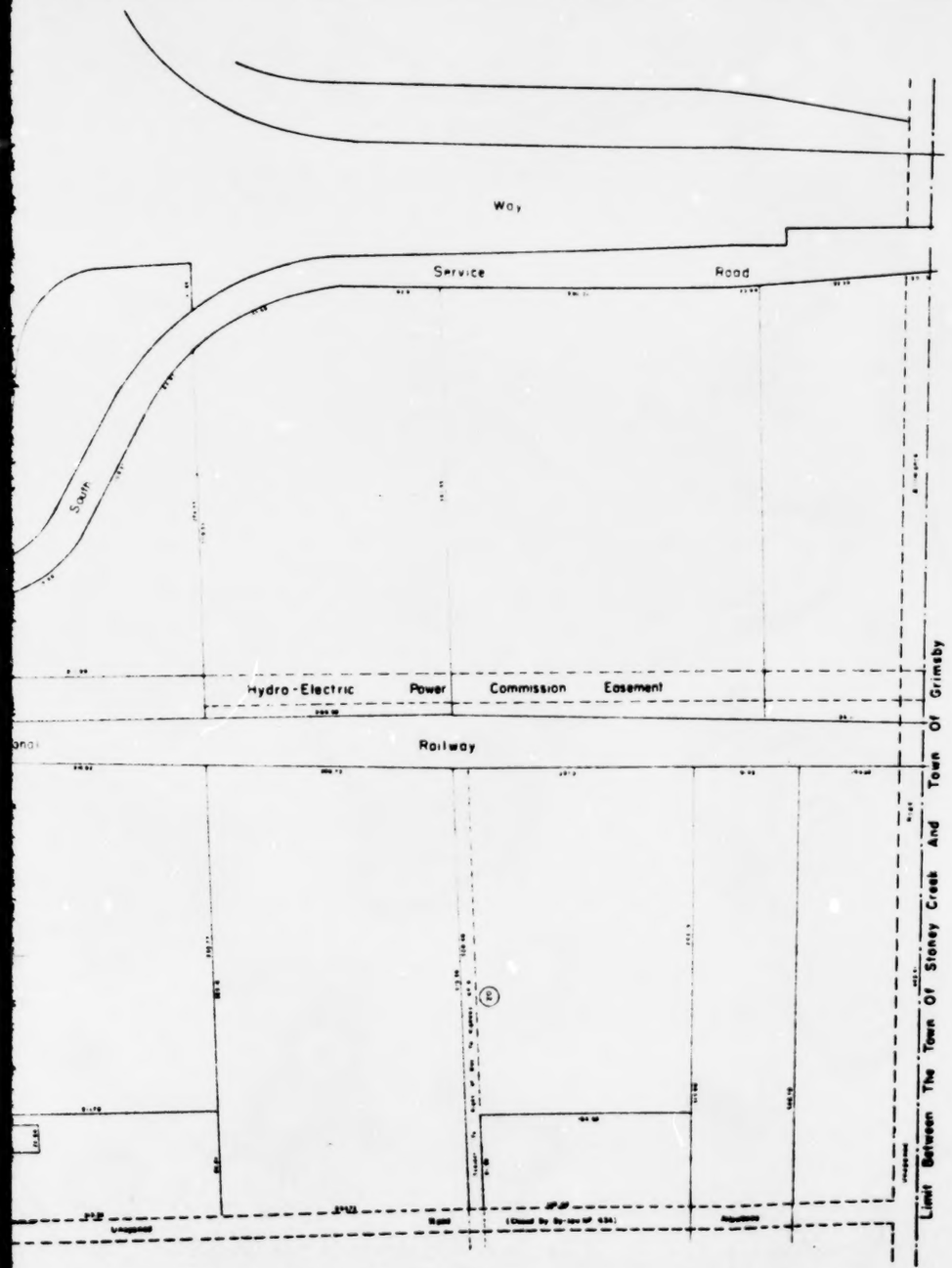
EIGHT SECTION . NINE

Appendix 'G'

Town Of Stoney Creek

Industrial Corridor

Municipal Services And Existing Industries 1982



LEGEND

- Sanitary Sewers
- Storm Sewers
- Watermains
- Gasmains
- Municipal Street Numbers
- NAME — Industrial Occupancy

Total Area Of The Industrial Corridor	
Industrial Sections	Total Hectares
One	79
Two	85
Three	91
Four	72
Five	85
Six	86
Seven	81
Eight	76
Nine	62
Total	717

Not To Scale

Prepared By
Planning Department
June 1982

POOR

QUALITY

ORIGINAL